
Report to
Cabinet Member (Children, Learning and Young People)

14 June 2006

Report of
Acting Director Children, Learning and Young People, Director of City Development, Director of Finance and ICT, Director of City Services

Title
Proposed Capital Projects in the Non Schools Programme

1. Purpose of the Report

The purpose of this report is to seek your approval to the further remodelling of the former infant building at Limbrick Wood Primary School. This will enable the relocation of the Minority Group Support Services and the Parent Partnership SEN Support Service from the former Sir Henry Parkes School site, which is scheduled for demolition as part of the Canley Regeneration Programme.

2. Recommendations

The Cabinet Member is recommended to

(i) authorise the expenditure of up to £150,000 to make essential changes to the former Limbrick Wood infant building to enable it to support MGSS and Parent Partnership SEN support services;

(ii) authorise the procurement of suitable building contractors and consultants subject to the City Council's Financial Regulations;

(iii) authorise the applications for planning permission and listed building consent for alterations to Limbrick Wood Primary School.

3. Background

Cabinet approved in October 2003 the remodelling of the former Limbrick Wood infant block for SEN Support Services. As part of this strategy the Pre School Service has already been relocated from Howes Primary School to the Limbrick site. Following the opening of the new Charter Primary School it is now proposed to relocate the MGSS and Parent Partnership services from Sir Henry Parkes School site to Limbrick. This will enable the demolition of the Sir Henry Parkes building to be progressed as part of the Canley Regeneration Programme. The Sir Henry Parkes School is a key site in the Canley Regeneration Masterplan and would be one of the first sites that developers will tender for once the Masterplan has been granted approval.

4. Proposals

The proposals include carrying out essential changes to the former Limbrick infant block to provide office type accommodation and provide additional on site parking for staff and visitors.

These proposals are subject to obtaining necessary Planning Permission and English Heritage approval to the proposed changes to this listed building.

5. Other specific implications

	Implications (See below)	No Implications
Best Value		✓
Children and Young People		✓
Comparable Benchmark Data		✓
Corporate Parenting		✓
Coventry Community Plan		✓
Crime and Disorder		✓
Equal Opportunities		✓
Finance	✓	
Health and Safety		✓
Human Resources		✓
Human Rights Act		✓
Impact on Partner Organisations		✓
Information and Communications Technology		✓
Legal Implications		✓
Neighbourhood Management		✓
Property Implications		
Race Equality Scheme		✓
Risk Management		✓
Sustainable Development	✓	
Trade Union Consultation		✓
Voluntary Sector – The Coventry Compact		✓

6. Financial Implications

Up to £150,000 has been identified from the Canley Regeneration Programme Budget to complete these works

7. Sustainability

The former Limbrick infant building is an English Heritage Grade 2 listed building part of the building has been remodelled and is occupied by the pre-school service. Remodelling of the remaining currently unused part of the building will enable the relocation of services from the former Sir Henry Parkes School site and enable the Canley Regeneration scheme to be progressed.

8. Timetable

Start on site (subject to Planning Approval) Sept 2006
 Anticipate completion Dec 2006

	Yes	No
Key Decision		
Scrutiny (if yes which Scrutiny Board and date)		✓
Council consideration		

List of background papers

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Papers open to Public Inspection

Description of paper

None

Location

Strategic Planning Team

Canley Regeneration and the MGSS Move

1. The costs of relocating the MGSS and other users from part of the Sir Henry Parkes site has always been a call on the Canley resources. The whole key to unlocking Canley regeneration was the freeing of the Sir Henry Parkes site where these teams are located and only once those teams have been moved can the capital receipt be generated. In the past no specific estimate had been recorded as a potential cost because it was very difficult to identify what that cost was likely to be and a great deal of work has been spent in trying to find a location for these services.
2. In the early stages it was assumed that MGSS would relocate to the vacated Alderman Harris site which would have been a low cost option. Ultimately it was decided that the Alderman Harris site should also be sold and the receipts made available to Canley regeneration. This closed off the option of relocating MGSS to that site, but reinforces the point that Canley resources should rightfully be used to relocate MGSS as this relocation was a key to generation of those resources in the first place.
3. As an entirely separate issue, Youth Services facilities had always been part of the offering which we had intended to make in the One Stop Shop. During discussions about the development of the Sports Centre, it became clear that a better option for the Youth Service, the community and the Sports Centre might be to put the Youth Service facilities in the Sports Centre building. The estimated costs for these facilities is a £150,000 and within the total sum for Canley an amount of £150,000 was moved from the One Stop Shop budget to Sports Centre budget.
4. Members will be aware of difficulties in spending up on the capital programme in 2005/06. Officers were looking at every possible device to maximise spending during that year. One device that was used was a resource switch between the Canley scheme and another Youth Service project of £150,000 on the basis that £150,000 this could be spent on Canley and not on the other project in 2005/06. In overall terms this is neutral to both projects and is a confusing factor in understanding the key issue at stake here.
5. The cost of relocating MGSS to Limbrick are still been finalised but looks to be in the order of £150,000. This is rightfully a call on the Canley scheme.
6. Fortuitously the government announced the Youth Capital Fund in 2006/07 and 2007/08, and City Council has an allocation of approximately £150,000 in both years. Because of the overall shortfall of the Canley scheme and because of the need to spend this money in 2006/07, it may be possible to allocate the 2006/07 allocations to the youth facilities at Canley. This would represent an additional £150,000 to the Canley scheme from resources ring fenced to the Youth Service. The allocation

of the resources must be made following consultation with young people in the city.

7. In summary officers have acted to ensure the capital programme is fully spent, that MGSS can be relocated to free up the generation of capital receipts, and to ensure that new government funding may be allocated to help the Canley project in a way that can ensure that it can be spent in the appropriate timescales.

Chris West
Head of Financial Management

9th July 2006



Coventry City Council

PROPOSALS TO RELOCATE SPECIAL EDUCATIONAL NEEDS SERVICES AND MINORITY GROUP SUPPORT SERVICES TO THE FORMER LIMBRICK WOOD INFANT SCHOOL SITE

Background

As part of the DfES requirements to address surplus places and the City Council's strategic plan the nursery, infant and junior provision on the Limbrick Wood school site were combined into one building in 2004. The infant building became vacant. The required area of School site was subsequently reduced accordingly and an internal security fence erected between the former infant block and the current school building.

In October 2003 Cabinet approved the proposed remodelling of the former infant building to accommodate a range of Special Education Needs services. This would centralize various services in one building and promote efficiencies in service delivery. As part of this strategy the Pre-School Service was relocated from Howes Primary school to the Limbrick site earlier this year and is now located in the former nursery wing. Following the opening of the Charter School it is now proposed to relocate the Minority Groups Support Services and the Parent Partnership Services from Sir Henry Parkes school site to Limbrick. This will enable the demolition of the Sir Henry Parkes building to be progressed as part of the Canley Regeneration programme. The Sir Henry Parkes School is a key site in the Canley Regeneration Masterplan and would be one of the first sites that developers will tender for once the Masterplan has been granted approval.

Proposals

The proposals will provide Special Education Needs Support Services and accommodate the Minority Group Support services. These will provide support services to Limbrick Primary School and other schools across the City.

The Limbrick Infant building will also provide a centre for independent advice and help for a wide range of customers each with differing needs.

Works to existing building

The building works are considered essential enabling works to provide office type accommodation for the Minority Groups Support Services and the Parent Partnership Service.

The accommodation includes utilizing three existing classrooms with new infill partitions, the provision of a shared secure entrance lobby, reception area, interview room for visitors and clients, and two managers offices. The existing children's toilets are to be converted to adult facilities including disabled persons provision, and a small kitchenette area for staff.

The former school administration wing will be available to both Services for use as general meeting rooms.

All new partitioning will be demountable office specification to respect the Grade 2 listing.

The office areas will be carpeted and re decorated.

Electrical works will include alterations to light switching, provision of emergency lighting, alterations to the fire alarm as necessary, and the provision of dado trunking and wiring for IT provision.

Access and car parking

The Infant building has a separate vehicle and pedestrian access from Thomas Naul Croft. A new internal security fence has been erected between the two school buildings. There is currently no vehicle access via the existing Limbrick School site. This arrangement ensures good pupil and vehicle segregation and improves security and management of the site

It is proposed to provide 32 car park spaces (including 2 disabled parking bays) on the disused Infant block playground as a temporary measure for staff and visitors. The current requirements for pupil hard play and soft play areas meet minimum area requirements under the DfES regulations and are amply provided for.

Up to 22 overflow spaces are proposed by using a grass protection system. This will retain the visual amenity of the area and the grass landscaping could be easily reinstated if required. This will ensure that parking provision for the proposal is kept 'off road'.

The existing infant playing field will remain available for school use.

The majority of staff to be based at the centre is peripatetic and require personal transport to visit other school sites, early years settings and homes during their working day returning to the centre as and when required.

Many of the users of the Services will arrive from a citywide area. As such good existing public transport routes serve the Limbrick site with shopping and social facilities including the proposed new library on Jardine crescent nearby.

Most customers and part time staff will visit the centre having made pre-arranged appointments therefore the number of persons on site would be under a controlled situation at any one time.

Staff Numbers: Car park/Spaces

	Pre School Service	Parent Partnership	MGSS
Full time	2	7	14
Part time			
Peripatetic	22	2	8
Visitors/clients	4	1	8*

* Other potential Visitors/clients to MGSS include those listed below although these are for the greater part based in the north of the City

Community and Language team comprising 30 B&ME staff (based mainly in the north of the City)
MGSS 5 full time outreach/settlement officers will visit site for meetings
Multi Lingual Education Assistant Team comprising 60 B&ME staff (based mainly in the north of the City)

Hours of operation

	Pre School Service	Parent Partnership	MGSS
Hours of operation			
Mon – Fri	8:15 – 18:00*	8:30 – 17:00*	8:00 – 18:00
Sat - Sun			

- Term time only

Costs

The proposals have been subject to formal tendering procedures and five tenders were sought and are consistent with other refurbishment projects of this nature. A breakdown of cost is attached together with a list of provisional sums included.

The costs do not include the grass protection system to form the overflow car park which is included on the planning application. It is anticipated, however, that this can be included within the overall approval for £150,000 which is being sought.

LIMBRICK WOOD SCHOOL (OLD INFANTS BLOCK).
ALTERATIONS TO CONVERT AREAS OF BUILDING FOR MGSS AND PARENT PARTNERSHIP USE.

TENDER ANALYSIS

Preliminaries and Sundry Conditions.	£12,835.75
Provisional Sums. (see separate attached sheet for details)	£10,000.00
<u>Builders Work:</u>	
Asbestos removal work.	£2,125.00
Formation of new path from car park to new entrance, including ramp to doors.	£6,123.63
Formation of new Secure Lobby and Interview Room, new partitions, including doors, Reception hatch, and floor finishes etc.	£8,593.84
Formation of MGSS Managers Office, new partitions, including doors and floor finishes etc.	£3,950.62
Formation of MGSS Admin and main Office, new partitions and floor finishes etc.	£3,723.80
Formation of Teachers Office, new partitions, including doors and floor finishes etc.	£4,696.22
Formation of Parent Partnership Main and Managers Offices, new partitions, including new partitions, including doors and floor finishes etc.	£6,874.46
Formation of Corridor including floor finishes etc.	£978.50
Conversion of existing pupil toilets to form new Female and Male/Disabled Staff Toilets, and 'Kitchenette'	£12,828.53
Formation of new Female Staff Toilet and renovate existing Male Staff Toilet.	£2,846.75
Internal decorations to all areas.	£4,933.18
Electrical Installations.	£28,773.90
Mechanical Installations (included in Builders work plumbing works as a lump sum)
Intruder Alarm Installation (Provisional Sum)	£1,000.00
	Sub-Total
	£110,284.18
5% Contingency Sum.	£5,510.00
	Tender Cost
	£115,794.18
	Premises Section fee + 15 %
	£17,369.13
	TOTAL
	£133,163.31

The 'Provisional Sums' referred to above are as follows:

PROVISIONAL SUMS.

Include the following Provisional Sums, to be expanded or deducted, ion whole or in part, as instructed by the Supervising Officer:

Additional/unforeseen asbestos removal work	£1,000
Provision of security/safety film to window glass	£2,000
Take down, cart to relocate and refix notice boards/ pinboards and shelving etc. from Sir Henry Parts to Limbrick.	£500
External Signage	£250
Make good to finishes etc where damaged during the asbestos survey	£250
Alterations to existing sink unit/provision of worktop/partition/formation of kitchenette Etc. for PP Office	£1,000
Unforeseen sub-floor repairs	£500
Additional floor finishes	£1,000
Provision of additional shelving, notice boards etc	£500
Repairs to existing window blinds/provision of new additional blinds	£2,000
General Unforeseen Work.	£1,000
Total	£10,000