

Cabinet
Council

7th January 2014
14th January 2014

Name of Cabinet Member:

Acting Cabinet Member (Education) - Councillor Chater

Director Approving Submission of the report:

Director of Education and Inclusion

Ward(s) affected: Bablake, Cheylesmore, Longford Park, Sherbourne, Willenhall & Woodlands

Title:

Increasing Pupil Places Programme 2014 Phase 2 : Corpus Christi, Hollyfast, Little Heath, Park Hill & Whitley Abbey 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 2014 involves ten schools. The first five schools were approved by Cabinet as Phase 1 in June 2013. These schools were Aldermoor Farm Primary School, Broad Heath Primary School, Clifford Bridge Primary School, Coundon Primary School and Frederick Bird Primary School. This report seeks approval to the proposals and capital funding of a further five schools under phase 2 of the programme: Corpus Christi, Hollyfast, Little Heath, Park Hill & Whitley Abbey Primary Schools. An Official Journal of the European Community (OJEU) tender process was carried out Feb – May 2013 to select a consultant design team and partnering contractor. Associated Architects (lead consultants) and Wates Construction (partnering contractor) have developed the extension proposals in collaboration with key stakeholders. Planning applications have been submitted for all five schools in October 2013. Enabling works will be completed in time for the schools to increase their intake capacity from September 2014 and the main construction works completed for January 2015.

The estimated total costs based on the scheme design proposals is £12,326,157 (see 5.1.1). This is to be funded by a mixture of existing & future Central Government allocations & other grants (see 5.1.2).

Recommendations:

Cabinet is requested to recommend that Council:

1. Approve plans for the extensions and modifications to Corpus Christi, Hollyfast, Little Heath, Park Hill and Whitley Abbey Primary Schools in line with the proposals included in this report.
2. Approve the programme of £12,326,157 by the City Council to include expenditure for the extensions and modifications to Corpus Christi, Hollyfast, Little Heath, Park Hill and Whitley Abbey Primary Schools and Park Hill Play Group as set out in Table 5.1.2.

Council is requested to:

1. Approve plans for the extensions and modifications to Corpus Christi, Hollyfast, Little Heath, Park Hill and Whitley Abbey Primary Schools in line with the proposals included in this report.
2. Approve the programme of £12,326,157 by the City Council to include expenditure for the extensions and modifications to Corpus Christi, Hollyfast, Little Heath, Park Hill and Whitley Abbey Primary Schools and Park Hill Play Group as set out in Table 5.1.2.

List of Appendices included:

Appendix 1 – Corpus Christi Catholic Primary School Proposals
Appendix 2 – Hollyfast Primary School Proposals
Appendix 3 – Little Heath Primary School Proposals
Appendix 4 – Park Hill Primary School Proposals
Appendix 5 – Whitley Abbey Primary School Proposals

Background papers:

Nil

Other useful documents:

- a) 26th February 2013 - Report on the 2013/2014 CLYP Capital Programme to Council
- b) 9th October 2012 – Report to Cabinet on Proposed Expansions of Primary School Places 2014/15
- c) 11th December 2012 – Report to Cabinet on Outcomes of Consultations on Proposed Expansions of Primary School Places 2014/15
- d) 5th March 2013 Report to Cabinet: Proposed Expansions to Changes in Admissions Numbers for 12 primary schools for September 2014.
- e) 18th June 2013 – Report to Cabinet on Increasing Pupil Places 2014 (Phase 1)

All of the above are available from the Council's website:

<http://moderngov.coventry.gov.uk/ieListMeetings.aspx?Committeed=124>

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?

No

Report title: Increasing Pupil Places Programme 2014 Phase 2: Corpus Christi, Hollyfast, Little Heath, Park Hill & Whitley Abbey Primary Schools.

1. Context (or background)

1.1 In October 2012 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 2014. Following OJEU notices for a partnering design team, five architect-lead teams were invited to submit tenders. Headteachers formed part of the interviewing panel to select the successful team. Associated Architects (lead consultants) were appointed in May 2013. A partnering contractor was also selected following an OJEU notice and invitation to five contractors to submit tenders. Head teachers took part in the interview process and Wates Construction Ltd were appointed in June 2013. 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. Recommended proposals

2.1 Corpus Christi Catholic Primary School is to increase from a 1FE (admission number of 30) to 2FE (admission number of 60). After dialogue with the Diocese, the school, the Local Authority and the design team a number of options were considered and a single design has been taken forward. A single storey teaching block is proposed which will incorporate 5 additional classrooms together with resource areas, group rooms, toilets and stores. A further single storey extension to the rear of the school to provide a further classroom along with toilets and group room is also proposed, this allows for improved year group pairings across the school. The proposals are illustrated in Appendix 1.

2.2 There will also be an element of remodelling to the existing school to provide suitable staff facilities and improved circulation. External works involve landscaping and new off-site parking arrangements. The proposals are illustrated in Appendix 1.

2.3 Hollyfast Primary School is to increase from a 2FE (admission number of 60) to 3FE (admission number of 90). A two storey teaching block is proposed to the north of the site which will incorporate six new classrooms with resource areas, ICT, Library, group rooms, toilets and stores. There will also be a single storey extension to the west of the site incorporating 3 new reception classrooms to which the school has contributed. The additional 2 reception classrooms are being provided because the school's current provision is a standalone block remote from the main buildings. Cost exercises were carried out at feasibility stage and it is more cost effective to build an additional 2 classrooms rather than extend and refurbish the existing block. External works involve a car park extension and extensions to the reception playground. The proposals are illustrated in Appendix 2.

2.4 Little Heath Primary School is to increase from a 1FE (admission number of 30) to 2FE (admission number of 60). A two storey teaching block is proposed to the north of the site which will incorporate eight new classrooms and associated group rooms, admin, welfare and studio hall facilities. There will also be an element of remodelling to the existing school to resolve circulation and year group pairing issues. External works involve additional parking spaces and a new KS 2 Playground. The proposals are illustrated in Appendix 3.

2.5 Park Hill Primary School is to increase in size from 1.5FE (admission number of 45) to 2FE (admission number of 60). A single storey teaching block is proposed to the north-east of the site which will incorporate 4 new classrooms with resource areas, group rooms and welfare accommodation. This will link the current standalone early years building to the main school buildings. There will also be remodelling to the existing school to allow for better circulation. Relocation of the Playgroup from its isolated position to within the main school buildings has been funded separately. External works involve an additional overflow car park to the south of the site and the forming of a new pedestrian entrance to the east of the site and associated landscaping. The proposals are illustrated in Appendix 4.

2.6 Whitley Abbey Primary School is to increase in size from 1FE (admission number of 30) to 2FE (admission number of 60). A two storey teaching block is proposed to the east of the site which will incorporate six new classrooms with resource areas, group rooms, welfare facilities, hall space and family room facility, with a further extension to the existing reception classroom space. The family room has been provided to replace the existing one which requires demolition and is currently in the area of the proposed new build. External works involve additional playground space. The proposals are illustrated in Appendix 5.

3. Results of consultation undertaken

3.1 The responses to consultation to extend these five schools were set out in the 11th December 2012 report on Outcomes of Consultations on Proposed Expansions of Primary School Places 2014/15. Subsequent to this consultation process, a statutory notice period took place from 17th January 2013 to February 2013. No objections were raised.

3.2 Further consultations have been carried out in respect of the individual designs and the planning application process. Design observations were considered as part of the planning process.

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:

- Start on site at all sites – March/April 2014
- Enabling works for reception class intake completed by September start of Autumn term 2014
- Complete and handover all sites– January 2015

4.2 Planning permission has been granted for all five schools.

5. Comments from Director of Finance and Legal Services

5.1 Financial implications

5.1.1 The initial costs for this programme were shown and approved in the corporate 5 year capital programme (Budget Setting Report to Council 26th February 2013). In 2013, it was announced that the Council had been successful in obtaining funding contributions from the Government's Targeted Basic Need towards the cost of Corpus Christi, Hollyfast, Little Heath and Whitley Abbey. In addition two schools, Park Hill and Hollyfast have identified additional works that the schools are funding through other routes. Officers will be in dialogue with the Diocese to seek further funding avenues through LCVAP once the national allocations have been set. The estimated costs based on the scheme design proposals are outlined as follows:

School	Construction Cost	Fees, Surveys & Contingencies	Total Cost
	(£)	(£)	(£)
Corpus Christi	1,811,417	388,583	2,200,000
Hollyfast	2,391,282	508,718	2,900,000
Little Heath	2,162,271	437,729	2,600,000
Park Hill	1,639,283	286,874	1,926,157
Whitley Abbey	2,248,839	451,161	2,700,000
TOTAL COSTS	10,253,092	2,073,065	12,326,157

5.1.2 The funding streams for the programme of works is set out below:

Capital Funding:		Per school
Targeted Basic need funding	£ 7,377,428	£1,844,357
Section 106 (Park Hill and Whitley Abbey)	£ 131,313	
Early years allocation (Park Hill Playgroup)	£ 200,000	
Schools contributions (Hollyfast)	£ 120,000	
Grant funding (Basic Need)	£ 3,378,860	
Basic need CCR funds	£ 1,118,555	
Total Capital Funding	£ 12,326,157	

The expected spend profile is:

School	Total Cost	2013/14	2014/15
	(£)	(£)	(£)
Corpus Christi	2,200,000	655,000	1,545,000
Hollyfast	2,900,000	655,000	2,245,000
Little Heath	2,600,000	655,000	1,945,000
Park Hill	1,926,157	470,000	1,456,157
Whitley Abbey	2,700,000	655,000	2,045,000
Totals	12,326,157	3,090,000	9,236,157

5.1.3 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 relevant 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 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 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 135 places for September 2014. .

6.2 How is risk being managed?

6.2.1 The construction costs included in this report 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 The client and design team's decisions and solutions have taken inclusive design seriously right from conception through to occupation. Each school has been assessed thoroughly in line with the Disability Discrimination Act 2004' and meet the requirements of the Building Regulations and relevant British Standards including BS 8300 2009. Specific provisions of inclusion for wheelchair users; hard of hearing and visually impaired have been included in the designs. It will become an effective building management tool ensuring long term accessibility.

6.4.2 An access statement is provided for each school to act as an on-going live document. It documents the initial building approach for the new build and becomes an effective building management tool for the users to ensuring long term accessibility.

6.5 Implications for (or impact on) the environment

6.5.1 Best practices and principles of BREEAM Building Research Establishment Environmental Assessment Method) will be followed. Areas of measurement are

management, energy use, health and wellbeing, pollution, transport, land use, ecology, materials and water. 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.

6.6 Implications for partner organisations?

- 6.6.1 The provision of improved facilities and the continuation of community rooms will enable schools to continue and potentially extend their offers they already make to parents and the wider community.

Report author(s):**Name and job title:**

Martin Purdue, Project Manager, Project Delivery Team

Directorate:

Place Directorate

Tel and email contact:

024 7683 2857

martin.purdue@coventry.gov.uk

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Kate Ireland	Strategic Lead Learning And Achievement	People	2.12.13	5.12.13
Andy Pepper	Assistant Director, Children's Social Care and Early Intervention	People	2.12.13	
Judith Applegarth	Assistant Capital Programme Manager	People	2.12.13	2.12.13
Robin Baker	Assistant Primary Capital Programme Manager	People	2.12.13	4.12.13
David Mitchell	Manager – Project Delivery Team	Place	2.12.13	4.12.13
Richard Sykes	Team Leader - Development Management	Place	2.12.13	5.12.13
Ian Brindley	Lead Accountant	Resources	2.12.13	4.12.13
Neelesh Sutaria	HR Manager	Resources	2.12.13	3.12.13
Kevin Palmer	Energy Manager	Place	2.12.13	5.12.13
Lara Knight	Governance Services Team Leader	Resources	2.12.13	4.12.13
Rosalyn Lilley	Senior Solicitor	Resources	2.12.13	3.12.13
Names of approvers for submission: (officers and members)				
David Haley	Director of Education	People	2.12.13	5.12.13
Finance: Rachel Sugars	Finance Manager	Resources	2.12.13	5.12.13
Legal: Clarissa Evans	Commercial Team Manager	Resources	2.12.13	3.12.13
People: Ashley Simpson	Manager	People	2.12.13	2.12.13
Place: Nigel Clews	Assistant Director, Property Management	Place	2.12.13	5.12.13
Members: Councillor Chater	Cabinet Member	Members	2.12.13	5.12.13

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