

11 December 2013		ITEM: 14 01104256
Cabinet		
School Capital Programme Update		
Report of: Councillor John Kent, Portfolio Holder for Education		
Wards and communities affected: All	Key Decision: Key	
Accountable Director: Carmel Littleton, Director of Children's Services		
This report is Public		
Purpose of Report: To provide Cabinet with an update on progress of the school capital programme and temporary accommodation for September 2014 and report back on any authorised revisions to previously approved schemes.		

EXECUTIVE SUMMARY

This report provides an update on Thurrock Council's school capital programme (previous and new), highlighting the considerable and continued progress that has been achieved since the last report to Cabinet in June 2013.

Cabinet is also advised of arrangements to ensure sufficient pupil places for September 2013 and revisions to schemes following the completion of in-depth feasibility studies.

1. RECOMMENDATIONS:

That Cabinet:

- 1.1 Notes the progress and current position with each of the schemes in the previous and new school capital programme, (Appendix A, B and C).**
- 1.2 Notes the temporary accommodation works that have been completed to ensure sufficient pupil places for September 2013.**
- 1.3 Notes the revisions made to schemes within the new school capital programme to ensure demand for additional pupil places is met.**
- 1.4 Notes an update on the tender process for the new school capital programme.**

1.5 Agree that delegated authority is given to the Director of Children's Services to execute any legal agreements and/or documents pursuant to the new Schools Capital Programme and the New School Grays West.

2. INTRODUCTION AND BACKGROUND:

2.1 The local authority has a statutory responsibility to ensure that suitable and sufficient places are available in Thurrock for every child of school age whose parents wish them to have one.

2.2 The previous school capital programme consists of nine projects in Thurrock primary schools, one project in a Thurrock special school, and five projects in Thurrock secondary schools. This extensive programme is now reaching its conclusion, with only works at Manor Primary in progress at the time of this report.

2.3 The new school capital programme is progressing well and further to extensive feasibility work has been revised to take the opportunity to consider innovative partnership working to deliver the identified additional pupil places required.

3. UPDATE ON SCHOOL CAPITAL PROGRAMME SCHEMES

3.1 An update on schemes from the previous and current school capital programmes is detailed in Appendix A, B and C.

3.2 The previous school capital programme has generated positive feedback from schools, particularly in relation to the anticipated impact on learning through improvements to the built environment.

3.3 The local authority is encouraged by the progress made to date with provision for future accommodation within the new school capital programme.

4. TEMPORARY ACCOMMODATION WORKS

4.1 In order to provide sufficient pupil places for the start of the September 2013 academic year, demountables have been located at the following schools:

- Quarry Hill Primary
- West Thurrock Primary
- Stifford Clays Primary

Additional places were also being provided at Bonnygate Primary by remodelling existing accommodation.

5. UPDATE ON REVISIONS TO SCHEMES IN THE NEW SCHOOL CAPITAL PROGRAMME

5.1 New School Grays West

- 5.11 As previously reported in June 2013, a new 3 form of entry (FE) primary school is required in Grays West area, with the capacity to be extended to a 4FE at a later date.
- 5.12 The school would need to allow for 630 pupils and staff and include for all accommodation requirements in order to meet the current standards of a 3FE primary school.
- 5.13 There would also need for the provision of a new nursery, in the form of a nursery class at the school. However, a needs assessment by Early Years will determine whether the current 26 identified places should be increased to 52, at an additional cost of £250k.
- 5.14 Initial budget costs for the scheme were in the region of £11.3m. The local authority made a successful bid to the DfE for £6.244m Targeted Basic Need funding, as a contribution towards this scheme.
- 5.15 Feasibility work based on using an existing council owned site has identified significant issues in gaining acceptable access to the site. Planning and highways requirements have inflated costs and extended the project programme significantly. The most viable option involved buying additional land and building a new vehicular access onto the site, the cost of which was at least £3.5m in excess of the approved project budget.
- 5.16 It was intended that the scheme have a phased completion, with phase one being ready for the start of the academic year in September 2014. However, the local authority's appointed consultants, Faithful and Gould, have recently confirmed that due to the planning and highways considerations highlighted above it will not be possible to provide temporary accommodation on site by September 2014. Accordingly, the scheme has been put on hold whilst further options for delivery are considered.
- 5.17 In order to deliver the required pupil places, a partnership with an existing Academy Trust is currently being explored in conjunction with the DfE and Education Funding Agency (EFA), to develop a new 5FE school to serve the Grays West and an adjacent planning area. This new school would open with temporary accommodation in September 2014 and permanent accommodation completed by September 2015.
- 5.18 At Ministerial level, the DfE has confirmed that a collaborative scheme between the EFA, identified Academy Trust and the local authority is a viable option and agreed that the £6.244m Targeted Basic Need funding could be transferred to the revised proposal for a 5FE scheme.

- 5.19 The above proposal is awaiting final Ministerial sign off and if agreed, subject to compliance with legal considerations, would require a £4.9m financial contribution from the local authority within the approved financial envelope.
- 5.20 Subject to the update and following consultation with key stakeholders and advice sought from legal colleagues, an update will be provided to Overview and Scrutiny and Cabinet in the next report scheduled for June 2014.

5.2 Purfleet Scheme

- 5.21 Following extensive pupil place planning work, Purfleet Primary Academy has been highlighted as a school to be expanded from a 2FE to a 3FE, allowing for 630 pupils and staff.
- 5.22 The proposed works comprise of extending the school from a 2FE, complete with all accommodation requirements to meet current standards for a 3FE primary school.
- 5.23 Initial budget costs for the scheme were £5.11m. However, since the last update to Cabinet in June 2013, the initial scheme developed by Faithful and Gould has been reviewed and the budget revised to £3.5m.
- 5.24 At their request it has been agreed that REAch2 Academy Trust will project manage the expansion project in conjunction with the local authority.
- 5.25 To ensure sufficient pupil places are provided, it has been agreed that a mobile classroom will be provided for the September 2014 intake, with the permanent accommodation completed by the start of the September 2015 academic year.

6. UPDATE ON TENDER PROCESS FOR NEW PROGRAMME

- 6.1 The schemes for Quarry Hill Primary, Little Thurrock Primary, Graham James Primary and Bonnygate Primary were submitted for tender on 25th September and due back on the 5th of November 2013.
- 6.2 The estimated value of the Tender Opportunity exceeds the EU threshold for Works. Therefore it required an EU compliant tendering process to be followed, alongside the Council's constitutional and best value duties.
- 6.3 A suitable compliant framework agreement was identified to deliver value for money: SmarteEast OJEU Contract Notice reference: UK-Chelmsford; construction work 2010 / S 95 -143588 placed on 18/05/2010.
- 6.4 Thurrock Council Procurement will run a Mini Competition (further competition) via the SmarteEast Framework Tier 2 & Tier 3. There are 5 Contractors on the former and 3 Contractors on the latter, ensuring a highly competitive process. The Contractors on Tier 2 are as follows: Ashe Construction, Barnes Construction, Borrás Construction, Lakehouse Contracts

Ltd & Morgan Sindall. The Contractors on Tier 3 are as follows: Lakehouse Contracts Ltd, Farrans Construction Ltd & Morgan Sindall PLC

6.5 Procurement Services recommend that this contract be awarded on the basis of the Most Economically Advantageous Tender, taking into account both price and qualitative responses.

6.6 The construction companies will be procured via the SmarteEast Framework Tier 2 & Tier 3, using a Mini Competition as per the framework agreement. This will ensure value for money for Thurrock.

6.7 The Standstill period will be instigated as best practice, and will run for 10 days as per the Contract Procedure Rules.

7. ISSUES, OPTIONS AND ANALYSIS OF OPTIONS:

7.1 If the local authority does not undertake the school expansions and builds, the local authority will not be able to fulfil its statutory responsibility to ensure there are sufficient places available in Thurrock for every child of school age.

7.2 Detailed feasibility work has enabled the local authority to revise its proposed schemes and look at a range of options to ensure delivery of the accommodation required for the identified additional pupil place demand.

8. REASONS FOR RECOMMENDATIONS:

8.1 To ensure the local authority discharges its statutory duty, under the Education Act 2006, to ensure that suitable and sufficient places are available in Thurrock for every child of school age whose parents wish them to have one.

8.2 To ensure that the main construction contractors for the agreed schemes, to form the next school capital programme, are procured in accordance with the council's constitution.

8.3 To ensure that the agreed schemes within the next school capital programme are delivered for the start of the 2014 academic year.

9. CONSULTATION (including Overview and Scrutiny, if applicable)

9.1 The new school capital programme has been subject to extensive consultation with key stakeholders. The principle has been agreed with schools and the detailed build content is being agreed with the relevant schools. Consultation will continue with each school and key stakeholders, as each scheme develops within the programme.

10. IMPACT ON CORPORATE POLICIES, PRIORITIES, PERFORMANCE AND COMMUNITY IMPACT

- 10.1 The improvement in the educational facilities in Thurrock schools is part of the council's delivery of its Education Capital Strategy and supports the council's prioritisation of educational standards and pupil progress in the borough.

11. IMPLICATIONS

11.1 Financial

Implications verified by: **Kay Goodacre**
Telephone and email: **01375 652466**
kgoodacre@thurrock.gov.uk

The Capital programme is funded through a combination of the Basic Needs capital grant paid to the authority to support the costs of providing additional School places and prudential borrowing. Due to the levels of pupil increase in Thurrock the council was able to submit a successful bid for additional Basic Needs Capital to support the costs of provision in Grays West, as detailed in this report. Whilst the Basic Needs Capital grant is not ring fenced, it is expected to be used to support the costs of providing additional places in maintained Schools, Academies, and Basic Needs Free Schools.

11.2 Legal

Implications verified by: **Assaf Chaudry, Major Projects Solicitor**
Telephone and email: **01375 652201**
achaudry@thurrock.gov.uk

The proposals contained in this report are in compliance with statutory obligations arising under the Education Act 2006 and the Education Act 2011. Other than ensuring that any processes comply with the Council's procurement process there should be no other direct legal implications arising from this report.

11.3 Diversity and Equality

Implications verified by: **Samson De Alyn**
Telephone and email: **01375 652472**
sdealyn@thurrock.gov.uk

The Thurrock Schools' Capital Programme will continue to commit to improving learning environments for young people, supporting improvements in standards and raising aspirations to give all children the best possible life chances.

11.4 **Other implications (where significant) – i.e. Section 17, Risk Assessment, Health Impact Assessment, Sustainability, IT, Environmental**

Tenders returned may exceed budget. If this happens, value engineering will be undertaken

All schemes include an assumption of 10% of total cost for provision of ICT.

BACKGROUND PAPERS USED IN PREPARING THIS REPORT (include their location and identify whether any are exempt or protected by copyright):

- Various Overview and Scrutiny and Cabinet reports, relevant document held on file, feasibility studies and summary papers, all referenced within this document
- Cabinet Report 5 June 2013 – School Capital Programme Update
- Children’s Overview and Scrutiny report 5 November 2013

APPENDICES TO THIS REPORT:

Appendix A – Phase 2 School Capital Schemes (previous School Capital Programme)

Appendix B – 14 to 19 Partnership Grant & Other Capital Projects (previous School Capital Programme)

Appendix C – Schemes to Form a New School Capital Programme

Report Author Contact Details:

Name: Janet Clark

Telephone: 01375 652084

E-mail: jclark@thurrock.gov.uk

APPENDIX A - Phase 2 School Capital Schemes (previous School Capital Programme)

Aveley Primary School (Project Complete)

The works at this school have provided a new 4-classroom block, which brought the school up to the capacity required to meet the demand for pupil places in the area. It also provided a new MUGA (Multi Use Games' Area), an enlarged hard play space and new car park and access

The scheme was successfully completed in August 2012, ready for the start of the academic year in September 2012

Manor Primary School – (Project in Progress)

The Manor Finishing School building works contract was awarded to Hutton Group. Works commenced on site in February 2013, with an anticipated completion date of September 2013. The approved contract sum was £1,448,995, with the Council holding a £50,000 contingency for the project. Good progress has been made on site – all sub-structure work has been completed, the timber frame has been erected and some of the external works (car parking) has been handed back. Despite this, Hutton's are currently five months behind programme and have offered a practical completion date of February 2014; this has principally been caused by the delay in ordering and fabricating the timber frame.

At the time of tendering for a contractor, all tenders received were over the £1.5m project allocation and all contractors were asked to offer value engineering items, which they did. However, during the construction phase a number of work items have come forward which had not been anticipated and this required potential further value engineering of the design or an increase of the contract sum. A report was presented to Manor Primary's Board of Governors with three options to address this issue – either to further value engineer through a reduced landscaping scheme, to increase the budget through a financial contribution from the school by either (a) a small landscaping scheme or (b) to implement the design by increasing the project budget by £75,000. The school chose the final option in order for the school and its pupils to gain the full benefit of the designed scheme. This is now being implemented across the school site.

Chafford Hundred Nursery and Primary School (Project Complete)

Phase 1 of the project provided a new nursery block, with Phase 2 delivering a significant re-development of the existing school to increase capacity by seven classrooms to support the demand for additional pupil places in the area.

The scheme was successfully completed in August 2012 ready for the start of the academic year in September 2012

Tudor Court Primary School (Project Complete)

The project has provided a new nursery block and provided a significant re-development of the existing school to increase capacity by seven classrooms and support the demand for pupil places in the area.

The scheme was successfully completed in August 2012, ready for the start of the academic year in September 2012.

APPENDIX B - 14 to 19 Partnership Grant & Other Capital Projects (previous School Capital Programme)

Gable Hall School (Project Complete)

The project provided a purpose-built joint Skills/6th Form Centre. The accommodation hosts Construction, Motor Vehicle and Engineering workshops, as well as a café/central facility and post-16 teaching spaces

The scheme was successfully completed in November 2012

Treetops School (Project Complete)

The scheme provided central facilities to the new Treetops School and to the joint Treetops/Beacon Hill 6th Form on the Buxton Road site. The central facilities secured a new kitchen, dining, changing and plant room facilities

The provision of the respite/day care facilities were successfully completed at the end of October 2011

The full scheme was successfully completed in June 2012, ready for the start of the academic year in September 2012

Treetops School – Car Park (Project Complete)

In addition to the main school building, the project team designed and constructed a new dedicated car park.

As the result of a careful value engineering exercise and a contribution from the school, the scheme was approved through the urgency process. Following contract award, works commenced on site in October 2012.

The new car park was successfully handed over to the school on 15 April 2013 and the final account has been agreed.

The Hathaway Academy (Project Complete)

In September 2011, Cabinet agreed to allocate £1.3m of Targeted Capital Funding for the development of a new purpose-built Skills Centre facility at the Hathaway Academy, as part of the collaborative 14-19 provision across the borough. In order to deliver the full scope of works, a £300k increase was applied, resulting in a revised budget of £1.6m

In summary, the project provides workshop facilities for a range of diploma courses for pupils in the West and North West of the borough.

An enabling works package to support the main scheme was successfully completed for the start of the academic year in September 2012

The main scheme contract award was approved by Cabinet in December 2012 and construction works started on site in January 2013.

In addition to the above, a recent inspection by the Fire Officer has identified an existing occupancy and means of escape problem within one of the blocks. To

overcome this, options were developed and further works have been added to the main contract.

Works are now complete within the revised budget.

The scheme was handed over ready for use at the start of the September 2013 academic year.

Ormiston Park Academy (Project in Progress) – Other Capital Projects

Cabinet previously approved the allocation of £1.5m of educational capital grant funding, as a contribution towards the development of a specialist resource base for pupils with behaviour, social and/or emotional difficulties, co-located on the site of the Ormiston Park Academy (OPA).

This new resource base is due for completion by 4th November 2013. A thorough control and supervision is taking place to ensure these facilities are available for students in time and in their full capacity. State-of-the-art facilities will be delivered to students, where they will have comprehensive access to all curriculum components and will be nurtured to the highest level.

The original opening date was August 2013, however delays have occurred due to inclement weather and particularly a protracted winter with periods of very low temperatures. The new opening date is now formal and guaranteed.

APPENDIX C – New School Capital Programme

Bonnygate Primary School, South Ockendon

It is proposed that Bonnygate Primary School revert from a 1FE back to a 2FE primary school.

Following initial analysis of the building, the following areas were deemed necessary for consideration:

- Classbases - currently there are 11 classbases and there is a requirement for 14 classbases.
- Administration facilities are required including, Interview room, MI Room, Repro Sick Bay, Senior Manager's Office, and Planning, Preparation & Assessment room
- A Hygiene Room is required and there is currently no space allocated for this within school.

It is proposed to construct a new build link extension between the existing infant and junior blocks to incorporate the above facilities to also form one large school building.

The revised estimated costs for this project is £1.59m.

Graham James Primary School, Stanford Le Hope

The Graham James Primary School project is proposes to reinstate the school as a two FE Primary School and add a 52 place nursery. Following initial analysis of the building the following areas were highlighted for consideration:

- A small hall, as this currently does not exist
- Classbases - a further seven classbases are required
- Nursery extension required as an integral part of the school, adjacent to reception classbases
- The Staff Room is undersized
- WC's/Cloaks areas are required to meet regulations

It is proposed to construct a large modular new build extension to the right flank of the existing building. This extension will provide the classbases, Nursery, WC's and Cloaks required. A further extension is proposed to the main hall to form the small hall and finally a small Staff Room extension is proposed.

The revised estimated cost for this project is £2.9m.

Little Thurrock Primary School, Little Thurrock

The Little Thurrock Primary School project proposes to extend the school from a 2.5 to a 3 FE Primary School and add a nursery to the site. Following initial analysis of the building, the following areas were deemed necessary for consideration:

- Main hall extension
- A small hall, which currently does not exist
- Classbases; Four new classbases are required
- Library
- WC's/Cloaks areas are required to meet regulations
- Staff Room extension

- A Nursery does not exist and would be a new addition to the school

It is proposed to construct a new build extension to the south of the existing main school building, this extension will provide the classbases, WC's and Cloaks required. A further extension is proposed to the main hall at the north to increase its size suitably and a further extension proposed to the east to accommodate the new Staff Room, Small Hall and extra Kitchen space required.

A stand alone new build Nursery is proposed close to the reception area classbases.

The revised estimated cost for this project is £3.22m.

Quarry Hill Primary School, Grays

The Quarry Hill scheme requires four classbases and WC facilities, as well as some remodelling work.

The revised estimated cost for this project is £1.29m.

New Build School, Grays West

Please refer to Section 5.1.

Purfleet Primary School, Purfleet

Please refer to section 5.2.