

Executive Decision Report

Interim school expansion accommodation

Decision to be taken by: City Mayor

Decision to be taken on: 30 May 2017

Lead director: Matt Wallace / Ian Bailey



City Mayor

Useful information

- Ward(s) affected: All
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- Report version number: 2.0

1. Summary

- 1.1 This report seeks approval for the release of capital funding for temporary accommodation and internal reconfigurations to enable additional school places across primary and secondary schools in the City in advance of the delivery of new schools and permanent expansions.

2. Recommendations

- 2.1 To approve funding totalling £11,498,016 from the capital programme policy provision as detailed in sections 4, 5 and 6 of this report.

3. Background

- 3.1 This report seeks approval to install temporary modular buildings (TMBs) at six secondary schools and seven primary schools and at the Carisbrooke site of the Leicester Partnership School; and approval for internal alterations at six primary schools.
- 3.2 For the secondary phase, planning is underway for permanent expansions of eight secondary schools for 2018/19 to meet the projected demand as larger cohorts of pupils move on from primary school. However, additional capacity is needed for September 2017, to meet demand for school year 2017/18 and for the final stages of building works in 2018/19. Additionally, the 2017 expansion of Fullhurst will require the Leicester Partnership school (LPS) vacating the Braunstone Skills Centre; to enable this, a TMB is proposed for the main LPS site at Carisbrooke.
- 3.3 The need for the permanent extensions could not be confirmed until April 2017, by which point delivery for September 2017 was not possible, leading to the need for temporary accommodation. Until that point, there was considerable uncertainty about the number of new secondary free schools that would be approved for Leicester. Seven applications were put forward in September 2016 under the government's arrangements for opening new schools (which preclude local authorities from opening schools). Most of these were credible applications. In April it was confirmed that just two would be approved. If more had been approved, the need to extend existing schools would have been reduced or removed altogether.

- 3.4 The council has delivered major increases in primary school capacity in recent years to meet demand. In absolute terms there are sufficient places for reception entry. However, additional temporary capacity is needed to meet shortfalls in upper year groups and to meet exceptional demand in some parts of the City. Some of this can be met through adaptations of existing buildings but some will require TMBs.

4 Secondary TMBs

- 4.1 Over the last couple of years, the secondary schools have been supportive of increased demand for Year 7 places through accommodating 350 additional pupils above the schools' capacities – either through creation of bulge classes or increasing ratios of pupils to tutor/year groups. Additionally, due to in-year applications, a further 197 places have been agreed across all year groups for 2017. Whilst this has been sufficient as an initial response, it has caused some significant pressures on both the physical and teaching resources required. This coping strategy is not sustainable beyond the current academic year, and additional capacity in the form of TMBs is now required until permanent expansions have been completed and any new 'free schools' approved by the DfE start to admit pupils.
- 4.2 It is proposed that the TMB accommodation should be provided for the following needs:
- Interim expansion to support additional pupil intake, over and above existing school building capacity September 2017 and 2018 academic years
 - Expansion needs for September 2018 to cover the final stages of permanent expansion
 - To create capacity to enable pupils to be decanted during permanent building works.
- 4.3 TMBs will be located at the following sites, with capacity to accommodate 1450 pupils.
- Judgemeadow Community College
 - Soar Valley College
 - The City of Leicester College
 - Crown Hills Community College
 - Babington Community College
 - Rushey Mead Academy
- 4.4 The proposed buildings typically consist of two storey accommodation blocks with sports changing facilities provided in separate single storey blocks located adjacent to sports facilities.
- 4.5 The proposed TMB accommodation has been modelled against Building Bulletin 103: Area Guidelines for Mainstream Schools' (BB103). BB103 recommends minimum internal (teaching and non-teaching) and external (soft/hard PE) areas in line with pupil numbers.
- 4.6 A procurement exercise (including the primary TMBs) was progressed as follows:

- There is no current LCC Framework in place to cover work of this nature so it was determined that the appropriate route for the procurement of all Lots of the programme was via an existing relevant Framework where Leicester could become “Associate Members”.
- The framework selected was the NHS Framework, given that the suppliers named on it for the relevant education lots were major organisations active in the TMB educational market, and anticipated to be the same suppliers likely to respond to an OJEU invitation in any event.
- The NHS Framework was preferred due to the improved timeline for the overall procurement and evaluation process vs the OJEU process, as it offered the opportunity to appoint a contractor earlier and reduce programme delivery risk.
- At pre-tender stage, ten suppliers were available on the NHS Framework for each of the Lease (NHS Lot 8) and Purchase exceeding £1m in value (NHS Lot 7) subsections of the NHS Framework for educational buildings.
- All five Lots (A-E) were competitively tendered via the LCC “Due North” portal. This competitive tender acts as a mini-competition to select the best value supplier(s) to be appointed to carry out the relevant Lots. The timetable for the tenders was as follows:
 - Issue of tenders 5 April 2017
 - Tender period 24 calendar days
 - Tender return date 28 April 2017
- Clear instructions were provided within the tender packages regarding submission of all queries and final submissions via the portal and the management of the overall process was carried out by LCC Procurement including all queries, clarifications and responses to and from tenderers via the portal.
- All Lots were to be let using the JCT Minor Works Building Contract with Contractor’s Design 2016 Edition.

4.7 The tender has been evaluated based on a weighted 70/30 Quality/Cost split as advised in the ITT produced by LCC Procurement team. The quality element of the submissions were based on contractor’s responses to a series of qualitative questions included within the ITT pack. Qualitative assessment was based on the following criteria and documents submitted as part of the tender response:

- Compliance with and quality of programme submission
- Compliance with / quality of specification information and drawings / other documentation provided
- Compliance with / quality of health and safety information requirements submission
- Compliance with / quality of social value criteria information provided

4.8 As a result of the Evaluation process, the preferred tenderer for Lots D and E was identified.

- 4.9 A purchase versus hire assessment was undertaken, which resulted in a recommendation to proceed with a two year hire agreement, with options to extend for a further 2 years on an annual basis.
- 4.10 The preferred tenderer's tender sum, based on a 2 year hire agreement for Lots D and E is £9,166,928. The option to extend is 25% of the hire cost element per additional year, which is estimated at £1,140,047 per year.
- 4.11 The total main contractor costs are £9,166,928.

5.0 Primary bulge capacity - TMBs and internal reconfigurations

- 5.1 The following table sets out a series of proposals to increase primary capacity to meet shortfalls in upper year groups and to meet exceptional demand in some parts of the City. This has been developed following extensive work with primary head teachers to agree suitable schools and sites to create the necessary capacity in areas of highest demand.

School	TMB					Internal remodelling				Comments
	Number of places available in TMBs	Number of TMB places being used in 2017	Year Group	Number of additional TMB places being used in 2018	Year Group	Number of places being used in 2017	Year Group	Number of places being used in 2018	Year Group	
Abbey Primary Community						30	5	tba	tba	No funding required for September 2017. Potential additional funding required for September 2018 (community rooms to be remodelled subject to relocation of adult learning into Belgrave NC as part of TNS).
Alderman Richard Hallam Primary	60	30	5	30	tba					Bulge classes
Barley Croft Primary	60	60	4&5							Potential PAN increase in 2018 subject to feasibility of former Muddy Boots Early Years building
Holy Cross Catholic Primary						60	2&3	tba	tba	Internal refurb. Diocesan discussion needed re possible 2FE for September 2018.
Medway Community Primary	120	90	tba	30	R	30	tba		tba	From September 2017 Nursery & Reception will be accommodated within the TMB along with Year 1. The existing Nursery space will be converted to new internal classrooms which creates total school place for four KS2 year groups.
Parks Primary School	60	30	3	30	tba					Bulge classes
Rowlatts Hill Primary Academy								15	R	PAN increase from 45 - 60 subject to ongoing discussions with CYPFC on school site
Scraptoft Valley Primary School	60	60	5&6		tba			30	tba	Departing Y6 releases extra 30 capacity for September 2018
St Thomas More Catholic VA						30	2			Subject to Governors and Diocesan agreement.
Stokes Wood Primary School	60	60	1&2							Bulge classes
Taylor Road Primary School						30	2			ICT suite conversion for bulge class
Wolsey House Primary School						30	3	tba	tba	Bulge class for September 2017. Further additional accommodation available for September 2018 if needed
Totals	420	330		90		210		45		

- 5.2 The Primary TMBs were procured along with the Secondary TMBs as detailed in section 4 of this report..
- 5.3 Based upon the outcome of the tender evaluation process, the preferred tenderer for Lots A and B was identified.
- 5.4 A purchase versus hire assessment was undertaken, which resulted in a recommendation to proceed with a purchase solution for all Lots.
- 5.5 The preferred tenderer's tender sum for the TMBs/works required based on a purchase agreement is £1,784,666.
- 5.6 The main contractor costs are £1,784,666.
- 5.7 The estimated construction costs for the internal adaptation works is £652,888.

6 Carisbrooke TMB

- 6.1 A double-height TMB is proposed for the Carisbrooke site of the Leicester Partnership School (LPS). This will enable LPS to vacate the Braunstone Skills Centre (on the Fullhurst site) which will in turn enable the admission of 100 extra pupils in September 2017. Centralising LPS operations on the Carisbrooke site will also significantly reduce the running costs of LPS.
- 6.2 Carisbrooke TMB was procured along with the Secondary TMBs as detailed in section 4 of this report. Based upon the outcome of the tender evaluation process, the preferred tenderer for Lot C has been identified.
- 6.3 A purchase versus hire assessment was undertaken, which resulted in a recommendation to proceed with a purchase solution for Lot C.
- 6.4 The preferred tenderer's tender sum for the TMBs/works required based on a purchase agreement is £546,422.

7. Financial, legal and other implications

7.1 Financial implications

£11,498,016 of funding is being requested for interim expansion proposals for primary, secondary and for the TMB at Carisbrooke.

There is capital policy provision of £46.6m within the current capital programme from which the requested amount can be released.

Simon Walton, Accountant (Education & Children's Services Finance)

7.2 Legal implications

There are no additional implications arising from this report than those identified in the original report in November 2016. Legal advice is being sought by officers in relation to all projects outlined and any issues arising are being addressed.

Emma Horton, Head of Law (Commercial, Property & Planning)

7.3 Climate Change and Carbon Reduction implications

The Council has a corporate target to reduce its own operational emissions, including those from school buildings, by 50% by 2025, based on 2008/09 levels. Increasing the size of the secondary school estate will increase energy use and carbon dioxide

emissions. However, the new build areas and any refurbishment to the existing buildings will be completed to the environmental standards required by Building Regulations. If the development requires planning permission it may also be subject to planning policy CS2, incorporating sustainable construction, renewable energy, decentralised energy and Sustainable Urban Drainage.

- Mark Jeffcote, Environment Team x372251

7.4 Equalities Implications

There are two equalities considerations that need to be addressed during the early stages of the process described in the report. The first is a reminder to each school's Governing Body of their statutory responsibility to develop an Accessibility Plan for improving physical accessibility to the school and ensuring it is fit for purpose during and at the completion of the proposed new build/renovations due to take place. The second equalities consideration is ensuring that the council's inclusive design standards are a requirement for each school's design considerations to ensure that the resulting building provides maximum access to and throughout the building. These inclusive design standards complement the Accessibility Plan in ensuring maximum flexible access throughout the school environment for disabled and non-disabled pupils and staff alike. If both these considerations are not undertaken at the beginning of the design process, it is only with great difficulty and cost that they can be retrofitted afterwards – particularly if the school is later challenged for non-compliance of its equality duty by the parents/carers of a disabled pupil.

Irene Kszyk, Corporate Equalities Lead, ext 374147

8. Is this a private report (If so, please indicated the reasons and state why it is not in the public interest to be dealt with publicly)?

No

9. Is this a “key decision”?

Yes

10. If a key decision please explain reason

10.1 Spending of over £1m is to be committed on a scheme that has not been previously specifically authorised by Council.