

Award of Contract for the Extension and Refurbishment of Hampton Vale Primary School

Cabinet Member for Education, Skills and University

February 2013

Deadline date: March 2013

Cabinet portfolio holder:	Cllr Holdich, Cabinet Member for Education, Skills and University
Responsible Director:	Sue Westcott, Executive Director Children's Services
Is this a Key Decision?	YES If yes has it been included on the Forward Plan : Yes Unique Key decision Reference from Forward Plan : KEY/31OCT12/04
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	NO

RECOMMENDATIONS

The Cabinet Member in consultation with the Executive Director - Children's Services; Executive Director – Strategic Resources and Solicitor to the Council is requested to :

1. Authorise the extension and refurbishment of Hampton Vale Primary School up to the value of the budget sum of £3m. This sum shall also to include any off site highway works required in accordance with planning conditions and funding for Information and Communications Technology (ICT).
2. Approve the variation to the design and build lump sum option contract with Carillion Construction Ltd to include the extension and refurbishment of Hampton Vale Primary School.
3. Authorise the Council to enter into an Early Works Agreement with the contractor should it be considered that the works cannot be completed to the proposed programme between 25 March 2013 and occupation on 2 September 2013.
4. Authorise the Assistant Director Education and Resources Children Services to enter into any necessary agreements between Peterborough City Council and O&H Developments to enable the extension and refurbishment works to take place and access across land within O&H ownership to facilitate the construction works which would include a licence to access and any other associated legal documentation.

1. SUMMARY OF MAIN ISSUES

This report seeks the Cabinet Member's approval to the recommendations to enable Hampton Vale Primary School to be expanded from a 2 form of entry (60 pupils) to 3 forms of entry (90 pupils). The expanded Hampton Vale Primary School is required to be open by September 2014 so as to accommodate the increasing number of pupils. The school

presently has 2 double mobile classrooms on site as it increased its reception year intake to 90 pupils in 2010, 2011 and 2012.

2. PURPOSE OF THIS REPORT

- 2.1 The purpose of this report is to provide background information and seek the Cabinet Member's approval in relation to the recommendations.
- 2.2 This decision is proposed in accordance with the delegations for the Cabinet Member for Education, Skills and University exercising delegated authority under paragraph 3.3.8 (a) of Part 3 of the constitution in accordance with the terms of his portfolio at paragraph 3.6(b)
3. **TIMESCALE** *(If this is not a Major Policy item, answer **NO** and delete second line of boxes).*

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	
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1. DETAILS OF DECISION REQUIRED

- 4.1 This decision is further to the approval by the Chief Executive in consultation with the Executive Director - Children's Services, Executive Director – Strategic Resources, Solicitor to the Council, the Cabinet Member for Resources and the Cabinet Member for Education, Skills and University, on 17 July 2012 to appoint Carillion Construction Ltd under a design and build lump sum option contract to build the City of Peterborough Academy.
- 4.2 The design and build lump sum option contract which the Council entered into with Carillion Construction Ltd, as agreed with Partnerships for Schools, the Department for Education and the Education Funding Agency allowed for the City of Peterborough Academy to be the "sample" school, with schools in the Council's Primary Capital Programme as "non sample" schools. The Council in its procurement for a contractor to build the City of Peterborough Academy therefore also procured a contractor to design and build such further schools. The contract would be the standard form of Design and Build contract for use with the Partnerships for Schools National Framework. The Partnerships for Schools Contractors Framework was procured under the Restricted Procedure of the Public Contracts Regulations 2006.
- 4.3 The process for adding additional schools to the Council's contract with Carillion involves Carillion submitting Contractor's Proposals (akin to a bid) in response to a specification issued by the Council. The Project Team responsible for the evaluation of Carillion's Contractor's Proposals comprises representatives of Hampton Vale Primary School, Children Services, Legal Services and external specialist technical advisors.
- 4.4 Once Carillion's Contractor's Proposals are agreed with the Council a variation to Carillion's contract will be entered into for the works at Hampton Vale.
- 4.5 In view of the very tight timescales in order to complete the works to the kitchen, dining hall and reception for opening in September 2013 it will be necessary to enter into an Early Works Agreement with the contractor.
- 4.6 It will be necessary to enter into agreements between Peterborough City Council and O&H Developments to enable the extension and refurbishment works to take place and access across land within O&H Developments ownership to facilitate the construction works which would include a licence to access.
- 4.7 A budget of £3m has been set for the works. These funds are allocated against the Primary capital Programme within the Medium Term Financial Strategy (MTFS) (2012/13 – 2016/17).

- 4.8 The expanded Hampton Vale Primary School is required to be open by September 2014 so as to accommodate its expansion from a 2 form of entry (60 pupils) to 3 forms of entry (90 pupils). It is also required to accommodate the increasing number of pupils in particular as the school presently has 2 double mobile classrooms on site given it increased its reception year intake to 90 pupils in 2010, 2011 and 2012.
- 4.9 A phased handover and programme of works is expected from September 2013.
- 4.10 The planning application for the school is due to be submitted on 14 January 2013 and is scheduled to be heard at Planning Committee on 5 March 2013.
- 4.11 The batched arrangements under the design and build lump sum option contract expire on 31 December 2014. This means any variations to the design and build lump sum option contract with Carillion Construction Ltd has to be in place by this date.
- 4.12 In order to keep to the overall programme timescale, careful consideration has been given to the decisions that will be required to ensure probity in the process. The following milestones and dates should be noted :
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|--------------------------------------|------------------|
| - Submission of planning application | 14 January 2013 |
| - Contractors Proposals submitted | 18 February 2013 |
| - Early Works Agreement | 25 February 2013 |
| - Planning Approval | 5 March 2013 |
| - Financial and Commercial close | 11 March 2013 |
| - Start on site | 25 March 2013 |
| - All works complete | March 2014 |

5. CONSULTATION

- 5.1 The headteacher and representatives of the Hampton Vale Primary School Governing Body have been fully involved in the development of the specification and design for the extension and refurbishments works.
- 5.2 A presentation of the scheme was given to the full governing body of Hampton Vale Primary School on 5 December 2012 and they gave formal approval to the scheme.
- 5.3 A public exhibition was held on 12 December 2012 at the school where the designs for the new buildings were on display for the public, parents, students and staff. The exhibition was well attended and the proposals very positively received. The Cabinet Member for Education, Skills and University, the Ward Councillors and members of the Parish Council were invited to the exhibition.
- 5.4 A presentation of the scheme was given to the Parish Council on the 3 January 2013 who supported the proposals.
- 5.5 Key stakeholder departments within the Council are fully briefed on the proposals. These include Planning Department, Strategic Finance and Legal Services. The Neighbourhoods Manager is also aware of the proposals.
- 5.6 As part of the Determined Arrangements for admissions for 2014, public consultation is presently taking place to formally increase the school's pupil numbers. The consultation is due to conclude on 8 February 2013. During 2010, 2011, 2012 and for September 2013 the Council has over admitted by establishing a "bulge" year class compliant with the Admissions Code.

6. ANTICIPATED OUTCOMES

- 6.1 Subject to the evaluation of Carillion's Contractors Proposals by the Council's evaluation team, Carillion will design and carry out the works at Hampton Vale Primary School under the Partnerships for Schools design and build contract.

- 6.2 The Programme Summary anticipates a phased completion of the works from September 2013 through to March 2014 which is necessary to accommodate the increased pupil numbers.

7. REASONS FOR RECOMMENDATIONS AND ANY RELEVANT BACKGROUND INFORMATION

- 7.1 Hampton Vale Primary School is moving to three forms entry across all year groups. The school currently operates this system in Reception, Year 1 and Year 2. Two double mobiles are currently onsite to provide the additional capacity. The proposed scheme will :

- Provide 7 additional classrooms
- Re-configure reception play space
- Address design issues to the office areas
- Extend the hall
- Extend the kitchen
- Increase staff car parking.

- 7.2 The existing site is very constrained situated in the middle of a built up residential area. Dating from 2004, the school was built as a one form entry school and has been increased to two form entry in the past 8 years. This is due to the demand of school places within the local community. The Hampton locality is ever increasing and birth rates determine the 0-4 sector will grow again over the next 5 years.

- 7.3 The children learning in the Early Years Foundation Stage will be able to fully access the 'outdoor learning/play space'. The current area does not meet the requirements of the Foundation Stage Curriculum, which contributed to the overall OFSTED ranking attained by the school.

- 7.4 Under the proposed scheme, teachers will be able to plan and offer a wider range of activities and equipment which will develop skills across a wider curriculum and provide much needed educational experiences. The provision offered will be more practical and investigative which will impact positively on academic standards across the school, as well as developing children's social and physical skills.

- 7.5 Pupils in Years 5 and 6 will benefit from moving to the 2 storey extension in preparation for their move and integration into the Secondary School environment.

8. ALTERNATIVE OPTIONS CONSIDERED

The following options were considered and rejected:

- 8.1 To do nothing. This option was rejected due to the shortage of primary pupil places in Hampton. Additionally, the school has taken an additional form of entry in reception years in September 2010, 2011 and 2012. Without additional facilities the school will not have sufficient accommodation from September 2014 as it nears full capacity for 3 forms of entry and a total student population of 630.
- 8.2 Tender separately for the works ie, do not use the batched contract arrangement. If the batched contract arrangement with Carillion was not to be used this would mean that the Council would have to spend some 3 - 4 months procuring a contractor to build the new school. The batched arrangement obviates the need for such a procurement exercise and enables the Council to deliver the additional accommodation on a phased basis from September 2013 through to March 2014.

9. IMPLICATIONS

- 9.1 The legal and financial implications of this Cabinet Member Decision Notice are set out in the main body of the report.
- 9.2 Environmental - The specification for the works in the new build will include a sustainable approach to ensure that the building envelope exceeds current building regulations in terms of air quality, air tightness and energy efficiency. It will also incorporate renewable technologies to achieve the 10% improvement in Part L2A Buildings Regulations.

10. DECLARATIONS / CONFLICTS OF INTEREST & DISPENSATIONS GRANTED

None

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985) and The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

None