

Award of Contract for the refurbishment and remodelling of existing buildings at St George's School to accommodate Heltwate Key Stage 4 children

Cabinet Member for Education, Skills and University

November 2017

Deadline date: November 2017

Cabinet portfolio holders:	Cllr Ayres Cabinet Member for Education, Skills and University in consultation with Cabinet Member for Resources
Responsible Director:	Wendi Ogle Welbourn – Executive Director People and Communities Cambridgeshire and Peterborough Councils
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/26JUNE17/02
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	NO

R E C O M M E N D A T I O N S

The Cabinet Member, in consultation with the Cabinet Member for Resources is requested to :

1. Authorise the refurbishment and remodelling of part of the existing buildings known as St George's located at Lawn Avenue to accommodate Heltwate Key Stage 4 children, up to the value of the budget sum of £2m. This sum shall include the anticipated design and build contract costs and funding for Information and Communications Technology (ICT), all site surveys and project management and technical advisers fees.
2. Authorise the Executive Director, People and Communities Cambridgeshire and Peterborough Councils in consultation with the Interim Corporate Director: Resources, Legal services to award the contract for the construction works to the successful contractor from Lot 2 of the Peterborough City Council Construction Framework following the mini competition process.
3. Authorise the Interim Director for Law and Governance or delegated officers to enter into any other legal documentation on behalf of the Council in relation to this matter.

Cllr Seaton, Cabinet Member for Resources, considered the proposal and had no comments to make.

1. SUMMARY OF MAIN ISSUES

- 1.1 This report seeks the Cabinet Member's approval to the recommendations to accommodate Heltwate School key stage 4 (years 10 and 11) children in part of the building known as St George's located on Lawn Avenue from July 2018.
- 1.2 In order to achieve this, remodelling to parts of the building are required in order to provide adequate teaching spaces and therapy rooms together with a new entrance for the children arriving by minibus via Lawn Avenue, refurbished hygiene rooms and classrooms with a corridor to link both sides of the building.
- 1.3 External play areas will be enhanced and the staff car park will be re-modelled at the front and side of the site. The existing main entrance will be for staff and visitors and a new entrance will provide access for students. Fencing will be installed around the grassed area at the north of the site and pupil entrance to ensure the site is secure and meets the needs of an SEN school.
- 1.4 This decision notice does not relate to the refurbishment works to the hydrotherapy pool.
- 1.5 The Council is seeking ownership of a small parcel of land adjacent to facilitate this development. These negotiations are on-going and are between the Council and the NHS who is the registered proprietor of the land. The purchase of this land will determine the location of the external play area and car park. Officers will progress this in line with existing delegated powers.

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 3.4.8 (a) of Part 3 of the constitution in accordance with the terms of her portfolio at paragraph (b).

3. TIMESCALE

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

- 4.1 A budget of £2m has been set for the project. These funds are allocated against the Primary Capital Programme within the Medium Term Financial Strategy (MTFS) (2017/18).
- 4.2 The Council's Construction Framework was procured using the restricted procedure under the Public Contract Regulations 2015. The framework agreement commenced on 1st January 2017 for a period of four years.
- 4.3 The framework includes the following contractor's for Lot 2 (value £1m to £2m)
- Coulson Building Group
 - Jeakins Weir Limited
 - Lindum Group Peterborough Limited
 - Morgan Sindall Construction and Infrastructure Limited
 - RG Carter Cambridge Limited
- 4.4 The framework permits contracts to be called-off under a mini competition process and the Council intends to procure the works set out in this report through this process. The process will be managed by the Council and its technical advisers to the project NPS. An Expression of Interest to be issued to Lot 2 Peterborough City Council Construction

Framework members on 11 October, with a tender return date of 24 November. Tender evaluation will then take place with appointment of the contract in late December/early January in order to commence on site in February 2018.

- 4.5 The expanded Heltwate School accommodation will be handed over and ready for occupation by September 2018 so as to accommodate the key stage 4 children from the existing Heltwate site.
- 4.6 In order to keep the overall programme timescales, careful consideration has been given to the decisions that will be required to ensure probity in the process. The following milestones dates to be noted:

Tender issued	October 2017
Financial and commercial close	Dec/Jan 2017
Start on site (main works)	Jan/Feb 2018
Works complete	July 2018

5. CONSULTATION

- 5.1 The headteacher and representatives of the Heltwate School have been fully involved in the development of the specification and design.
- 5.2 The management team of the hydro-therapy pool, currently situated on the St George's site have also been fully updated on the proposals for the site.
- 5.3 A public exhibition was held at St George's site on 6th October 2017 where the designs for the refurbished accommodation were displayed for the public, parents, pupils, staff and governors. The Cabinet Member for Education, Skills and University and the Ward Councillors were also invited to attend.
- 5.4 Ward Councillors for the three adjoining wards were notified of the proposed scheme on 28th April 2017.
- 5.5 Sport England were informed at an early stage of the proposed plans.
- 5.6 Key stakeholder departments within the Council are fully briefed on the proposals. These include Planning Department, Strategic Finance and Legal Services.

6. ANTICIPATED OUTCOMES

- 6.1 Subject to the evaluation of successful Lot 2 Contractor's Proposals by the Council's evaluation team, the successful contractor will refurbish and remodel part of the site known as St George's located at Lawn Avenue under the JCT design and build contract.

7. REASONS FOR RECOMMENDATIONS AND ANY RELEVANT BACKGROUND INFORMATION

- 7.1 The Local Authority has a statutory duty to provide school places. There are significant pressures on the city as a whole to provide SEN school places. The decision to expand Heltwate School was made by the Cabinet Member for Education, Skills and University following review of demographic data as part of the Addendum to the School Organisation Plan 2015-2020.
- 7.2 As a result of the above, Heltwate School key stage 4 will move into part of the St George's site. The proposed scheme will :
- Provide 3 remodelled classrooms
 - Re-locate the car parking at the school to maximise the number of spaces available
 - Create a corridor which links the existing buildings without accessing the hall
 - Refurbishment works to toilets/hygiene rooms, staff room and therapy rooms

- Works to ensure Equality Act 2010 compliance (both internal and external)

7.3 The current Heltwate School is to be moved to the Newark Road site, project due for completion summer 2019. This is subject to a separate decision notice.

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 SEN pupil places in the city and the Local Authority's statutory duty to provide sufficient school places. Capacity at the existing site at Heltwate is under strain and there is no physical capacity to expand further.
- 8.2 Transport children out of Peterborough – this would have considerable financial implications not only for transport costs but also to purchase places at neighbouring authorities, if available. There are statutory guidelines for distances allowed to transport children with special needs and currently there are limited spaces in neighbouring authorities. This could mean children may need to be sent to residential units at much higher costs

9. IMPLICATIONS

- 9.1 Legal - The Council is entering into the agreement pursuant to its powers contained in section 2 of the Local Government Act 2000, section 14 of the Education Act 1996, section 22 of the Schools Standards and Framework Act 1998 and section 111 of the Local Government Act 1972 in order to enable investment in certain educational services and facilities.

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

<https://www.peterborough.gov.uk/upload/www.peterborough.gov.uk/council/jobs-and-careers/schools-and-education/SchoolOrganisationPlan-November2015Revision.pdf>

<https://www.peterborough.gov.uk/upload/www.peterborough.gov.uk/residents/schools-and-education/PCCSchoolOrganisationPlan2017.pdf>