

Award of Contract for the construction an extension and remodelling of existing buildings to accommodate the expansion of Woodston Primary School
Cabinet Member for Education, Skills and University and Cabinet Member for Resources
December 2017
Deadline date: February 2018

Cabinet portfolio holders:	Cllr Ayres, Cabinet Member for Education, Skills and University
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/26JUNE17/01
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 Cllr Seaton, Cabinet Member for Resources, is requested to :

1. Authorise the Executive Director People and Communities, Cambridgeshire and Peterborough Councils to approve the construction of an extension and remodelling of existing buildings to accommodate the expansion of Woodston Primary School up to the value of the budget sum of £4m subject to the Council obtaining consent pursuant to section 77 of the School Standards and Framework Act 1998. This sum shall include the anticipated design and build contract costs of and funding for Information and Communications Technology (ICT), all site surveys and project management and technical advisers fees.
2. Authorise the Council to enter into a contract with Kier Construction Limited in relation to the construction works, subject to approval of the value for money report.
3. Authorise the Interim Director for Law and Governance or delegated legal officers to enter into any other legal documentation on behalf of the Council in relation to this matter.
4. Authorise expansion of Woodston Primary School subject to planning consent being obtained and followed by approval at the Delegated Members Approval meeting.

1. SUMMARY OF MAIN ISSUES

- 1.1 This report seeks the Cabinet Member's approval to the recommendations to enable Woodston Primary School to be expanded from 2 forms of entry (60 pupils per year group) to 3 forms of entry (90 pupils per year group).
- 1.2 In order to accommodate the expansion, this project will include the provision of a new extension consisting of a two storey block comprising 7 classrooms, food tech / breakfast club room, toilets and studio together with an extension to the current kitchen. The staff room will also be extended to accommodate the additional staff required.
- 1.3 A new corridor between the two blocks will result in additional internal circulation space.
- 1.3 The car park will be extended onto the current open space land and the existing play park relocated providing additional play equipment and upgraded play surface, fencing and gate, with a dedicated pathway from Celta Road.

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 (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 £4 million has been set for the works and overall cost of delivering the scheme. These funds are allocated with the Primary Capital Programme and within the Medium Term Financial Strategy (MTFS 2017/18).
- 4.2 The London Housing Corporation Schools and Community Buildings Framework allows Local Authorities to run a mini competition from the Framework to select a construction partner, or to use direct selection and award process without re-opening competition. The Council has previously used the framework to procure school new build and extension projects. The use of the Framework is significantly advantageous in terms of speed to financial and commercial close and to starting on site with a proven contractor and schemes demonstrated as being value for money.
- 4.3 The London Housing Corporation is a not-for-profit consortium set up to provide effective procurement solutions for local authorities, housing associations and other public sector bodies. The LHC Schools and Community Buildings Framework (SCB1) is an EU compliant re-tendering framework arrangement that provides five main contractors, appointed on a regional basis, to deliver fast and flexible procurement for new build extensions, alterations and refurbishment works for all primary and secondary schools or other educational buildings.
- 4.4 The framework is an EU compliant re-tendering arrangement (contract notice 2016/s240 436947) to deliver fast and flexible procurement for new building extensions, alterations and refurbishment works for all primary and secondary schools or other educational buildings. The scope of the framework allows for new build extensions, internal refurbishment and associated works.

- 4.5 The expanded Woodston Primary School is required to be open by September 2019 to accommodate its expansion to 3 forms of entry (90 pupils)
- 4.6 In order to keep to the overall programme timescales, careful consideration has been given to the decisions that will be required to ensure the following milestones can be achieved:

Submission of planning application	January 2018
Planning Approval	April 2018
Contractors Proposals submitted for evaluation	May 2018
Value for Money report / Delegated Members Approval Meeting	June 2018
Start on site	August 2018
Works Complete	August 2019

- 4.7 Woodston Primary School expansion will be subject to planning consent being obtained followed by approval at Delegated Members Approval Meeting.

5. CONSULTATION

- 5.1 The headteacher and representatives of the Woodston Primary School Governing Body have been fully involved in the development of the specification and design for the new school site.
- 5.2 A public consultation was held on 16th November 2017 at the school where the designs for the expansion were on display for the public, parents, students and staff. The event was well attended and the proposals very positively received. The Cabinet Member for Education, Skills and University, the Ward Councillors and local residents and community centre users were also invited to attend.
- 5.3 Key stakeholder departments within the Council are fully briefed on the proposals. These include Planning Department, Strategic Finance and Legal Services.
- 5.4 The extension is being built on part of the existing school car park. As a result the car park is to be extended onto the open space land situated between the school and community centre. This will also mean that the play park and equipment currently located in this area will be relocated to the side of the community centre. This area will then be upgraded with new fences and gate with dedicated paths from Celta Road and the community centre. There will also be two additional pieces of equipment provided in the play area.
- 5.5 Although Peterborough City Council owns the land, consultation has taken place with the Open Space team to reach a satisfactory conclusion regarding location of play equipment and suitable upgrade of the area to compensate for loss of open space.

6. ANTICIPATED OUTCOMES

- 6.1 Subject to the evaluation of Kier's Contractors Proposals by the Council's evaluation team, Kier Construction will design and construct the expanded Woodston Primary School under the LHC framework.
- 6.2 The programme summary anticipates construction the new school commencing in August 2018. The new accommodation will be completed and handed over to the school in August 2019 in readiness for the additional form of entry from September 2019.

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 in the Fletton/Woodston area and the city as a whole. Last year, 132 dwellings over three sites were built in the Woodston/Fletton ward. As of November 2017, out of the additional 83 dwellings proposed (with planning permission) in the Fletton/Woodston ward 24 are now under construction. Woodston Primary School is also the catchment school for

the Hempstead development and there are currently 172 dwellings under construction in this area.

7.2 In August 2017 a temporary double mobile classroom was placed on site to accommodate a bulge Year 1 starting in September 2017 which was due to the demand in the area.

7.3 As a result of the above, Woodston Primary School is expanding to three forms of entry. The proposed scheme will :

- Provide a new block to accommodate a studio, 7 classrooms, food tech/breakfast club, and additional toilets over two storeys linked to the existing building
- Extend the existing school kitchen
- Extend the car park into the open space area
- Relocate play park

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 PE1 and the Local Authority's statutory duty to provide sufficient school places.

8.2 Alternative sites within the Fletton/Woodston area were considered but rejected, as this site offers the most appropriate and cost effective option.

8.3 To use the existing EFA framework with Carillion – this was rejected due to the timescale of the framework. (note: now superseded by Carillion liquidation 15th January 2018)

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 Legal - The Framework was procured under the Restricted Procedure of the Public Contracts Regulations 2006 and the Council is permitted to use the framework to call-off contracts instead of carrying out a separate tender exercise for the proposed works. 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.

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

School Organisation Plan 2012-2017