

**DECISION TITLE: Award of Contract for the refurbishment of the current school building and a single storey block with flexible spaces at Marshfields School**

**Cabinet Member for Education, Skills and University**

**October 2019**

**Deadline date: December 2019**

Cabinet portfolio holders:	Cllr Ayres Cabinet Member for Education, Skills and University and Cllr Seaton, Cabinet Member for Resources
Responsible Director:	Wendi Ogle Welbourn – Executive Director People and Communities, Cambridgeshire County and Peterborough City 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/23DEC19/02
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	NO
Is this a project and if so has it been registered on Verto?	YES Verto Number PR002365

**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 construction of a single storey building comprising three flexible classroom/studio spaces to replace an existing temporary mobile together with some refurbishment of the existing school buildings at Marshfields School up to the value of the budget sum of £1.9m, subject to the Council obtaining consent pursuant to section 77 of the School Standards and Framework Act 1988. 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 Corporate Director, People and Communities in consultation with the Interim Corporate Director: Resources and 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 Director of Governance or delegated officers to enter into any other legal documentation on behalf of the Council in relation to this matter.
4. Authorise the refurbishment and expansion of Marshfields School subject to planning consent being obtained 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 build a single storey building comprising of three flexible bays which can be opened and closed to respond to the learning requirements of the school. The building will provide a learning space for teaching performing arts and physical education such as dance, yoga, aerobics and PE. The studio would also provide a space for physio therapy and morning circuits which are a requirement for many students with physical impairments.
- 1.2 The current temporary mobile classroom will be removed.
- 1.3 Refurbishment of the existing school including the science laboratory and creating a new physics classroom. The staffroom and toilets will be refurbished and a new hygiene room created.

**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 3.4.3 and 3.4.8 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
Date of relevant Council Meeting	N/A	Date for submission to Government Dept. ( <i>Please specify which Government Dept</i> )	N/A

**4. DETAILS OF DECISION REQUIRED**

- 4.1 A budget of £1.9m has been set for the project. These funds are allocated against the Primary Capital Programme within the Medium Term Financial Strategy (MTFS) (2018/19).
- 4.2 The Council’s Construction Framework was procured using the restricted procedure under the Public Contract Regulations 2015. The framework agreement commenced on 1<sup>st</sup> January 2017 for a period of four years.
- 4.3 The framework includes the following contractor’s from Lot 2 (value £1m to £2m);
  - Coulson and Son Limited
  - 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.
- 4.5 The planning application for the school is scheduled to be submitted mid November 2019 with a committee date of early 2020.

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:

Submission of planning application	November 2019
Planning decision	January 2020
VFM & Delegated Members Approval meeting	March 2020
Start on site	July 2020
Works complete	August 2021

4.7 The refurbishment and expansion of Marshfields will be subject to planning consent being obtained followed by approval at the Delegated Members Approval meeting.

## 5. CONSULTATION

5.1 The headteacher and representatives of Marshfields have been fully involved in the development of the specification and design for the new school site.

5.2 A public exhibition was held on 25<sup>th</sup> January 2018 at the school where the designs for the new school accommodation were on display for the public, parents, pupils, staff and governors. The Cabinet Member for Education, Skills and University and the Ward Councillors were invited to attend. The exhibition was well attended and the proposals very positively received. Following changes to the original designs, an update letter is to be sent to local residents and parents, staff and pupils prior to planning submission.

5.3 Sport England were informed at an early stage of the proposed plans and formally consulted through the planning application for the new buildings

5.4 The new buildings will be built upon current soft play, therefore consent is required from the Department for Education pursuant to section 77 of the School Standards and Framework Act 1988. The application has been made by the Council as landowner to the Department for Education and the decision is awaited.

5.5 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 contractor's proposals by the Council's evaluation team, the successful Lot 2 contractor will design and construct the new accommodation at site under the JCT design and build contract.

## 7. REASONS FOR RECOMMENDATIONS AND ANY RELEVANT BACKGROUND INFORMATION

7.1 A recent report has been commissioned into the SEN sufficiency covering both Peterborough and Cambridge SEN schools. The report has highlighted a short fall in elements around the type and number of specialist classrooms in the current provision as compared to the BB103 guidance for SEN buildings.

7.2 The proposed scheme will provide:

- 3 new flexible studio spaces to be used for drama, yoga, dance but which can be used as classbases as well
- Remove the temporary mobile accommodation
- Refurbishment of toilets and creation of an additional hygiene room.
- Refurbishment of specialist classrooms, i.e. science labs to create a new physics classroom
- Refurbishment of the staffroom

## **8 ALTERNATIVE OPTIONS CONSIDERED**

- 8.1 The following options were considered and rejected:
- 8.2 To do nothing – this option was rejected due to the short fall in specialist classroom provision within the current provision as compared to the BB104 guidance for SEN buildings and need to replace temporary buildings.
- 8.3 To tender the project outside of the framework. – This option was rejected due to the timescales and costs of the tender process. This approach will save council resources and ensure that school projects can be completed within required timescales.

## **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.
- 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 to achieve the 10% improvement in Part L2A Buildings Regulations.
- 9.3 The financial implications of this project are set out in the main body of the report.
- 9.4 Carbon Impact Assessment – Whilst there will be some minor positive impacts through carbon off setting and improved buildings the construction itself will be negative due to the embodied energy in the construction materials used.

## **10. DECLARATIONS / CONFLICTS OF INTEREST & DISPENSATIONS GRANTED**

- 10.1 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

- 11.1 School Organisation Plan 2015-2020  
Medium Term Financial Plan

## **12. APPENDICES**

- 12.1 None.