Executive Decision Report

Secondary School Expansions: Fullhurst

Decision to be taken by: City Mayor
Decision to be taken on: 3rd July 2017
Lead director: Ian Bailey / Matthew Wallace
1.0 Summary

This report seeks approval for the release of capital funding for detailed designs of works on the Ellesmere site to enable additional pupils admitted in September 2017 to progress to year 8 in September 2018.

2.0 Recommendations

To release funding totalling £1,725,000 from the capital programme policy provision as set out in section 4 of this report.

The Director of Estates and Building Services be given delegated authority to agree the specific and technical detail behind the refurbishment and demolition works and provisions within this report, in agreement with the assigned Lead Member for Children and Young People Services and Children and Young People Services senior officers.

3.0 Background

3.1 There is a shortage of secondary places at year 7 (secondary transfer). Projections show the need for the equivalent of a whole new secondary school (1000-1200 places) every year from 2018 to 2021. There is also a shortage of places in years 8 to 11 in the current year which is projected to continue from 2017/18 onwards. In this and the previous school years most secondary schools in Leicester have all taken on additional pupils above their planned admission numbers in response to this challenge. This report addresses the next stages of design works to enable some of this need to be met.

3.2 In addition, the council has promoted and supported a call for bids to build new secondary schools in the City. As a result, some of the need will be met from new free schools due to open in coming years.

3.3 In November 2016 capital approval was granted for £920k to allow the development of secondary school permanent expansion projects. This work has enabled proposals for eight secondary school expansions to progress to outline schedule of accommodation and initial feasibility. Fullhurst were not part of the proposals for expansion set out in the November 2016 report, as at that time they were not in a secure educational position to consider an
expansion. Recently, Fullhurst has seen a significant improvement in their educational performance and a growth in demand.

3.4 Fullhurst is adjacent to the former Ellesmere site which offers the opportunity to increase the capacity of Fullhurst from 900 to 1500 pupils increasing its Year 7 PAN from 180 to 300. The school's preferred education delivery model would be to create a standalone Year 7 and 8 lower school complex on the former Ellesmere site with the existing Fullhurst site accommodating Years 9, 10 & 11.

3.5 The local authority has followed a similar process for the expansion of Fullhurst as the initial eight schools – reviewing the curriculum analysis, carrying out a full building condition survey and initial feasibility study for the former Ellesmere site, phasing approach for additional pupils for both 2017 and 2018 academic years, consideration of capital costs etc.

3.6 The college have agreed to increase their Year 7 pupils from September 2017, which will make a significant contribution to closing the shortfall of places that year. Initially these will be accommodated by utilising the former Braunstone Skills Centre. Once the permanent expansion has been completed on the former Ellesmere site during the 2018/19 academic year, the Braunstone Skills Centre building together with a reorganisation of accommodation within the main Fullhurst College will provide the accommodation needed for Years 9, 10 and 11.

4.0 Proposed Works

4.1 Following a detailed feasibility, the current proposal for the expansion project is to approach the project in two phases. Phase one is to retain and refurbish the original brick building located on Ellesmere Road, and phase two is to demolish the 1960s teaching and sports blocks at the rear of the site, to enable a new build teaching block to be created. In tandem with this changing accommodation will also be created on the Fullhurst site.

5.0 Proposed Programme

5.1 The current programme for the delivery of the expansion project will require some temporary accommodation on the Ellesmere site for part of the 2018/19 academic year.

5.2 The current high-level programme of dates is as follows:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Estimated Time period(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undertake detail design of phase one and phase two of the project</td>
<td>July to August 2017</td>
</tr>
<tr>
<td>Commission, review and understand</td>
<td>July to August 2017</td>
</tr>
<tr>
<td>Activity</td>
<td>Estimated Time period(s)</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------</td>
</tr>
<tr>
<td>specialist surveys</td>
<td></td>
</tr>
<tr>
<td>Submit planning permission for phase one, retained section of existing</td>
<td>August to November 2017</td>
</tr>
<tr>
<td>building only</td>
<td></td>
</tr>
<tr>
<td>Mobilisation of demolition contractor for clasp section of phase one</td>
<td>September to November 2017</td>
</tr>
<tr>
<td>building</td>
<td></td>
</tr>
<tr>
<td>Return to executive for approval of design development and proposed</td>
<td>September 2017</td>
</tr>
<tr>
<td>planning submission for phase two</td>
<td></td>
</tr>
<tr>
<td>Return to executive for approval of contractor costs</td>
<td>November 2017</td>
</tr>
<tr>
<td>Submission of planning for phase two</td>
<td>September to December 2017</td>
</tr>
<tr>
<td>Client approval of proposal</td>
<td>November to December 2017</td>
</tr>
<tr>
<td>Legal and contract completed</td>
<td>December 2017</td>
</tr>
<tr>
<td>Construction to commence phase one</td>
<td>January 2018 to August 2018</td>
</tr>
<tr>
<td>Construction to commence phase two</td>
<td>April 2018 to August 2019</td>
</tr>
</tbody>
</table>

### 6.0 Proposed Procurement Strategy

#### 6.1
Due to the nature and complexities of the project, being a refurbishment and new build with considerable site restriction early contractor engagement is required to de-risk the project. A collaborative approach will allow for all aspects of both phases of the project to be considered and interlinked.

#### 6.2
The procurement approach has also needed to consider that the refurbishment section of the building needs to be completed by August 2018 to provide school places, as the cohort has already been admitted as a year 7 in 2017 and will move to a year 8 in 2018. In order to meet the proposed delivery programme a Main Contractor is required to be appointed by the end June 2017, under an NEC form of contract which allows for early contractor involvement on a D&B basis to submit an early planning application for both phases of the projects and demolition.

#### 6.3
In consideration of the aforementioned point the following procurement options have been considered.
- OJEU open tender route
- SCAPE Contractor Framework
- Education Funding Agency (EFA) Contractors Framework
- EFA Regional Framework
- Leicester City Council Framework

#### 6.4
Having reviewed the options with the procurement team, the suggested route is the SCAPE Contractor framework. During analysis, the SCAPE framework...
scored highly and there are contractors on two different lots that will be capable of delivering the scheme within the timescales required. The authority has experience of project delivery through the framework. The SCAPE Contractor Framework has benefits such as early contractor involvement greater than other frameworks which is essential to the timely delivery of this scheme and is a collaborative method of administering such a project.

7.0 Decisions Requested

7.1 To undertake detailed design of the proposed scheme to consider modern methods of construction and to undertake specialist surveys needed to inform the final design, for both phases of the project.

7.2 To submit planning for phase one of the project and finalise all contract information.

7.3 Approval is therefore sought to release £1,725,000 from the capital programme which is broken down as follows:

<table>
<thead>
<tr>
<th>Gateway</th>
<th>Detail</th>
<th>Estimated time period</th>
<th>Cost Estimate</th>
<th>Key Risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client instruction to proceed with design and planning submission</td>
<td>Estates and Building Services Fees</td>
<td>June 2017</td>
<td>£380k</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Contractor Design fee, based on SCAPE framework percentage</td>
<td>July - August 2017</td>
<td>£850k</td>
<td>LCC Governance essential to control the project</td>
</tr>
<tr>
<td></td>
<td>Specialist Surveys</td>
<td>July - August 2017</td>
<td>£120k</td>
<td>Underground Issues, Utilities</td>
</tr>
<tr>
<td></td>
<td>Demolition design mobilisation, and initial phase 1 stages</td>
<td>August - November 2017</td>
<td>£375k</td>
<td>Delay caused by uncovering additional asbestos</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td><strong>£1,725,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

8.0 Gateway approvals and future decisions

8.1 The following gateway approvals are shown based on the current programme for the expansion of the school. At the end of each gateway, a summary report to update on each stage of the project and seek approval to expend the next part of capital resources required.

8.2 Approval of design, planning, and contract cost for the new build phase of the development will be the next key decision gateway. No decisions to progress the scheme will be made until a report has been approved.
9.0 Next Steps

9.1 Subject to approval of the recommendations in this report the next steps on the Fullhurst expansion project will be as follows:

- Appoint design team to progress the expansion project to RIBA 4 – detailed design, submission of planning application, procurement of main contractor
- Scope enabling works package to include part demolition of former school building.

9.2 A report seeking approval to release further capital funding to proceed with mobilisation and construction works at Ellesmere / Fullhurst will be submitted for decision in September 2017.

10.0 Financial, legal and other implications

10.1 Financial implications

£1,725,000 of funding is being requested for release to fund the Fullhurst/Ellesmere scheme.

There is a capital policy provision of £46.6m within the current capital programme from which the requested amount can be released.
10.2 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)

10.3 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

10.4 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
11.0 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

Is this a “key decision”?  

Yes

12.0 If a key decision please explain reason

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