

AGENDA ITEM: 8	Page nos. 22 – 26
Meeting	Cabinet Resources Committee
Date	16 December 2004
Subject	Redevelopment of Parkfield Primary School and construction of a new Children's Centre
Report of	Cabinet Member for Education and Lifelong Learning
Summary	The report seeks approval for the redevelopment of the existing school premises and the construction of a new integrated Children's Centre on the existing school site.

Officer Contributors	Head of Asset Management – Education Service
Status (public or exempt)	Public, with separate exempt section
Wards affected	West Hendon
Enclosures	None
For decision by	Cabinet Resources Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	N/A

Contact for further information: Head of Asset Management, Education Service

1. RECOMMENDATIONS

1.1 That the Chief Education Officer be instructed to implement the required statutory consultation for the expansion of Parkfield Primary School to two forms of entry.

1.2 That, subject to 1.1,

(a) the proposals set out in the report to replace the existing Parkfield School premises with new purpose-designed accommodation to current DfES standards, for two Forms of Entry, be approved.

(b) the construction of a new purpose-designed Children's Centre, to contemporary DfES standards, be approved, as an integral part of the above redevelopment.

1.3 That the Chief Education Officer be instructed to start the procurement process for the project.

2. RELEVANT PREVIOUS DECISIONS

2.1 Approved Council Budget 2004-5 and Capital Programme, Items 107a+b and 108

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

3.1 Providing a first class education service is a Council priority. This is implemented through the education service Performance Management Plan objective of improving the learning environment for all children. This project is intended to replace existing accommodation at the school which is deemed less than suitable for teaching the primary curriculum. The project includes the construction of a new Children's Centre, integrated into the school, as part of the West Hendon Sure Start programme. The project will help the school to improve the quality of education offered to pupils and to raise standards of achievement.

4. RISK MANAGEMENT ISSUES

4.1 Sure Start funding allocation requires the Children's Centre to be substantially complete in March 2006, requiring a detailed planning application to be submitted in December 2004. Any delay in committing this project which would slip the completion beyond that date would result in this funding being withdrawn and DfES have confirmed that no extension of this funding deadline is possible, thus the importance of the December planning submission to maintain the agreed programme set out at item 8.6 of this report. It is, however, understood that once the project is on site, unforeseen construction delay resulting in slippage would not affect the allocation.

4.2 The time necessary for the design development of the primary school rebuild and expansion works means that submission of a detailed planning application for this component of the project cannot be submitted until June 2005. It is therefore intended to make a submission for outline planning approval for the latter as part of the December 2004 submission to reduce any risk arising from the planning process.

4.3 The estimated re-build cost of Parkfield School contained in this report is, at this stage, a notional preliminary estimate, based upon gross floor area and current DfES guidance. An allowance has been made for phased construction and for cost inflation based upon current forecasts. There is, as always, a risk that as the scheme is developed into an actual project and procured, increases in cost could occur. This situation will be monitored closely throughout the project's development and, if necessary, the specification will be reviewed in the light of the allowances made for project contingencies, as set out in the exempt section of this report. There will also be an opportunity to review the budgetary position and report back to Members on receipt of each of the Stage 1 and Stage 2 tenders.

- 4.4 The following specific risks have been identified for this project :
- Ground contaminations - assessed as medium risk
 - Underground obstructions – assessed as low/medium risk
 - Need for piling – assessed as low risk
 - Need for temporary classroom accommodation – assessed as low/medium risk
 - Additional building cost inflation over current estimate – assessed as medium risk
- 4.5 The potential cost implications of these risks is included in the financial information set out in the exempt section of this report. However, barring risks of this kind, the project is to be completed to the price with no enhancement of specification during the design process which could lead to additional costs.
- 4.6 In addition, VAT might be payable on the Children’s centre of the project. Guidance is being sought from the DfES.
- 4.6 All above recommendations are subject to statutory consultations and approvals. Should there be any opposition to these proposals resulting from that process, this will be reported back to Committee before proceeding further with this project.

5. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS

- 5.1 It is intended that the cost of this redevelopment can be met in full from existing and already notified DfES allocations, as set out in item 2.2 of the exempt section of this report.
- 5.2 It is also intended that the new Children’s’ Centre will become a Borough capital asset on the windup of the West Hendon Sure Start programme in 2012-3, at which time the Borough will take up responsibility for its planned and responsive maintenance.
- 5.3 The model for the services to be offered, and the management of the proposed centre has yet to be agreed with Sure Start. It is envisaged that the final structure will not involve any additional revenue cost to the Council. Officers will report back to members for approval if any proposal would involve additional cost.

6. LEGAL ISSUES

- 6.1 The Council owns the land freehold and there is nothing in the title to prevent the proposed development. There is, however, a requirement attaching to part of the land to the effect that plans of any new building proposals should first be submitted to the previous owner, Sir Audley Neeld for his approval. It is not known at this time whether Sir Audley Neeld is still surviving, or whether the benefit has passed to his successors. Initial desktop analysis suggests that the preferred location for the new school buildings will not intrude into this area.

7. CONSTITUTIONAL ISSUES

- 7.1 None

8 BACKGROUND INFORMATION

- 8.1 The creation of a new Children’s Centre as part of the Barnet Sure Start programme is a condition of the DfES funding allocations for this programme. In Barnet the programme is unusual in being delivered in two areas, West Hendon and Underhill. Following extensive consultation with the local communities and possible capital partners, the Barnet Sure Start Board made a decision to locate the proposed new Children’s Centre in the West Hendon area of the programme. With the assistance of the Sure Start Capital Sub-Group, which included LEA and other Council officers, a number of possible sites within the West Hendon area were identified and appraised, resulting in the selection of the Parkfield Primary School site as the preferred location for the new

Centre.

- 8.2 During this period, the LEA was also in the process of identifying those primary schools likely to require replacement within the next ten years to inform the preparation of its proposed Primary School Capital Strategy. Based upon Asset Management Plan Condition and Suitability Assessments, Parkfield Primary School was identified as a high priority within this group of schools. The school currently occupies premises on three stories, which were originally designed for Secondary School use, and which are now considered unsuitable by contemporary standards for primary school use. In addition the school buildings, which are concrete framed, have exhibited signs of structural movement in the past which require continuous monitoring.
- 8.3 In light of all the above, there are seen to be clear advantages in taking an integrated approach to these issues which would encourage greater community involvement in the use of the school whilst at the same time facilitating the creation of a centre of excellence in early years provision.
- 8.4 In light of the time constraints imposed upon completion of the Children's Centre by the DfES it is anticipated that the project would be delivered in two stages, each of which would comprise a separate contract, procured competitively. The first stage would consist primarily of the construction of the new Children's Centre, with some temporary enabling works to allow it to be used safely in the period between its completion and completion of the second stage of the project. It is anticipated that the value of this contract would be well below the trigger for the OJEU procurement process. The design of the Centre would be based upon DfES guidelines as set out in their recent Sure Start Children's Centre Design Guide. A breakdown of the estimated cost for this stage has been prepared by Highways and Design Service Quantity surveyors and this is set out in item 2.1 of the exempt section of this report. As per item 8.6 below it is anticipated that Stage 1 will be completed in **March 2006**.
- 8.5 The second stage of the project would be the redevelopment of Parkfield Primary School, and its expansion from 1.5 F.E. to 2 F.E. It is anticipated that this would have to be carried out in phases, within a single contract, to allow the school to continue in use throughout the redevelopment period. This would entail a process of building new accommodation, decanting pupils out of the existing into the new, demolition of the existing and completion of the newbuild. It is anticipated that this contract would be procured via the OJEU process. The design of the new primary school would follow the 2 Forms of Entry, Community School, model set out in the recent DfES Building Bulletin 99 "Design of Primary Schools". A preliminary indication of cost for this stage has been prepared by the Council's Highways and Design Service Quantity Surveyors and a breakdown is set out at item 2.1 of the exempt section of this report. As per item 8.6 below it is anticipated that the full project will be complete in **August 2008**.
- 8.6 This project does not include the replacement of the existing school Caretaker's House which will be dealt with separately as part of the LEA's Asset Management Plan process.

8.7 The anticipated timescale for the works comprising this project are as follows :

	<u>Stage 1 (Children's Centre)</u>	<u>Stage 2 (Primary School)</u>
Member Approval	Dec 04	Dec 04
Sure Start Board Approval	Dec 04	-
Stage 1 Consultation (School Expansion)	-	Jan 05
Publication of Statutory Notices (School)	-	Mar 05
LEA/Schools Organisation Committee determination (School)	-	Jun 05
Sir Audley Neeld Consultation	-	Mar 05
Planning Submission	Dec 04 (Detail)	Dec 04 (Outline)
	-	Jun 05 (Detail)
Tender Out	Feb 05	Jan 06
Tender Return	Mar 05	Feb 06
Planning approval	Mar 05	Sept 05
Award of contract	May 05	May 06
Construction Start	Jun 05	Jun 06 (Ph 1) Sept 07 (Ph 2)
Construction Complete	Mar 06	Aug 07 (Ph 1) Aug 08 (Ph 2)

8.8 The anticipated project cost profile, based upon the above programme, is at item 2.3 of the exempt section of this report.

8.9 There will be a requirement to consult formally on these proposals since the school will be significantly enlarged by these proposals, to admit 60 pupils as opposed to 45 each year.

9. LIST OF BACKGROUND PAPERS

9.1 None

BS: SAS
BT: AD