

AGENDA ITEM: 5 Page nos. 5 - 9

Meeting	Cabinet Resources Committee
Date	28 April 2005
Subject	Redevelopment of The Hyde 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
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 proposals to replace the existing Hyde School premises with new purpose - designed accommodation to current DfES standards be approved.
- 1.2 That, subject to 1.1, and the availability of funding from the West Hendon Regeneration, the construction of a new purpose-designed Children's Centre, to contemporary DfES standards, be approved.
- 1.3 That the Chief Education Officer be instructed to start the procurement process for the project.

2. RELEVANT PREVIOUS DECISIONS

- 2.1 None.

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 which includes the 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 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 It is proposed that the Children's Centre at The Hyde School would replace the existing Lakeview Centre, located on the West Hendon Estate. The Lakeview Centre needs to be relocated at the start of the West Hendon Regeneration project. Preliminary negotiations with Metropolitan West Hendon, the preferred partner for the regeneration project, have indicated that they would be prepared to fund the proposed new Children's Centre, rather than reprovide the Centre within the regeneration area, as originally intended. This would, however, require the completion of construction of the Hyde Children's Centre in advance of Phase 1 of the regeneration project. This may require the staging of the Hyde Redevelopment, with construction of the Children's Centre, under a separate contract, as stage 1 of the project, and the rebuild of the school forming stage 2.
- 4.2 Council officers are currently in negotiation to enter into a separate agreement with Metropolitan West Hendon in relation to the funding of the Lakeview Centre replacement at the Hyde School to achieve completion in advance of phase 1 of the proposed regeneration. This includes a fall-back position which guarantees funding for the Children's Centre as part of a Section 106 agreement where the Lakeview site is transferred to MWH and the Council receives an agreed sum for the site, should the regeneration project not proceed. This will be subject to Member agreement.
- 4.3 The estimated re-build cost of the Hyde 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:
- Site constraints – assessed as medium risk
 - Ground contamination – assessed as low risk
 - Underground obstructions – assessed as low / medium risk
 - Need for piling – 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 are 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 There is also a potential low risk that delay in timing of the works could result in loss of grant. In such a case possible substitute funding has been identified in the exempt section of this report.
- 4.7 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 a combination of DfES allocations and developer contributions from the West Hendon Regeneration. As set out at section 8 below, this proposed project has been the subject of a successful bid under the 2005-6 DfES Targeted Capital Fund, which provides 80% of the total cost of the bid. The bid was originally made on the basis of estimates prepared in late 2003 which require to be updated to contemporary cost levels. DfES funding is, however, limited to 80% of the original project cost estimate with the LEA's 20% contribution proposed to be met from Education Service receipts from Section 106 Agreement monies. Full details of the updated project costs and proposed funding sources are set out in item 2.2 of the exempt section of this report.

6. LEGAL ISSUES

- 6.1 The Council owns the land freehold and there is nothing in the title to prevent the proposed development.

7. CONSTITUTIONAL ISSUES

- 7.1 Constitution, Part 3, Responsibility for functions, Section 3, powers of the Executive, paragraph 3.6 – terms of reference of the Cabinet Resources Committee

8. BACKGROUND INFORMATION

- 8.1 In late 2003 the LEA had the opportunity to apply for DfES funding through the Targeted Capital Fund. This is an annual national bidding round for standards focused projects, which contribute to achieving government targets for educational improvement, but which might not normally be funded from other DfES formulaic allocations. In the past Barnet has been successful in bidding for funding from this source for other capital projects.

- 8.2 At the time the bidding round was advised by the DfES, the LEA was 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 Investment Programme. Based upon Asset Management Plan Condition and Suitability Assessments, both Parkfield Primary School and The Hyde Primary schools were identified as high priority within this group of schools.
- 8.3 Accordingly in October 2003, in line with the DfES programme, the LEA submitted bids for the re-building of both of these schools which were unsuccessful. In November 2004, however, the Council was advised by the DfES that the LEA's bid for the re-building of The Hyde School had been reconsidered for inclusion in its 2005-6 round and had been judged successful.
- 8.4 In the interim the Council had committed to the rebuilding of Parkfield School and the construction of a Children's Centre funded through the West Hendon/Underhill Sure Start programme. At the same time the Council was in negotiation with Metropolitan West Hendon re the proposed West Hendon Regeneration, which requires the relocation of the existing Lakeview Centre. 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, and creation of a centre of excellence in early years provision.
- 8.5 In light of the time constraints likely to be imposed upon completion of the Children's Centre to tie into the West Hendon regeneration it is anticipated that the project may require to 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. A breakdown of the estimated cost for this stage has been prepared by Highways and Design Service Quantity Surveyors. This is set out in item 2.1 of the exempt section of this report. As per item 8.10 below, it is anticipated that Stage 1 will be completed in February 2007.
- 8.7 The second stage of the project would be the redevelopment of the Hyde School. 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 8.10 below it is anticipated that the full project will be complete in August 2008.
- 8.8 This project does not include the replacement of the existing school Caretaker's House which is empty and in poor condition and which is likely to be demolished to provide significantly enhanced access to the school. It is not intended to replace this house.
- 8.9 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	April 05	April 05
Briefing / Option Appraisal	May-June 05	May-June 05
Scheme Development	July-Sept 05	July-Sept 05
Planning Submission	Oct 05	Oct 05

Approval	Dec 05	Dec 05
Tender Out	Jan 06	Nov 06
Tender Return	Mar 06	Jan 07
Award of contract	May 06	Mar 07
Construction Start	Jun 06	Apr 07
Construction Complete	Feb 07	Aug 08

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

9. LIST OF BACKGROUND PAPERS

9.1 None.

BT: AD

MO: JEL