## Cabinet – 16 December 2009

# **Education Capital Programme – further schemes**

**Portfolio:** Councillor Walker, Children's Services

Councillor Andrew, Regeneration

**Service:** Walsall Children's Services, Serco

Wards: All

Key decision: Yes

Forward plan: Yes

## 1. Summary of report

1.1 The report sets out schemes from the Education Asset Management Plan for approval. These projects will provide improved learning environments for Walsall pupils.

1.2 **Appendix A** of this report details schemes previously approved by Cabinet.

#### 2. Recommendations

- 2.1 That Cabinet approves the schemes and budgets set out in **Appendix B** of this report including permission to seek tenders and appoint contractors to undertake the work identified.
- 2.2 That Cabinet delegates authority to the Executive Director for Children's Services in conjunction with the portfolio holder of Children's Services to seek tenders and appoint contractors to undertake the work identified.
- 2.3 Cabinet delegates to the Executive Director for Childrens Services or Executive Director for Regeneration authority to award contracts in consultation with the Portfolio holder (including authorising execution/signature of the contract and ancillary documents) for the appointment of Willmott Dixon through the SCAPE framework to construct the Healthtec building and associated works subject to the overall cost of the construction not exceeding £5.5 million.

## 3. Background information

3.1 Cabinet will recall approving a scheme to develop a Healthtec facility on the Alumwell Business and Enterprise College. It is proposed that the Council use the fully EU compliant SCAPE framework to deliver the design and construction works for the Healthtec development. The SCAPE framework is a national

framework which the Council has recently used successfully to deliver Mary Elliot School & Joseph Leckie schools, both on time and on budget.

The further use of the SCAPE framework will enable significant time savings and the benefits of good practice and lessons learned to be passed onto this further project. Benefits include maximising the use of a local supply chain, market testing work packages to achieve value for money and maintaining a successful delivery team. It will also enable the project to be delivered within the timescale. The SCAPE framework has capacity as defined within its OJEU defined limit, and Cabinet is now asked to give delegated authority to the Executive Director for Regeneration or Executive Director for Childrens Services to enable orders in connection with the project to be placed. The appointed SCAPE framework contractor is Willmott Dixon. Construction completion is required by August 2011.

- 3.2 Cabinet will be aware that there has been a programme of works to bring all mainstream schools up to a minimum standard of physical accessibility using Schools Access Initiative funding. The minimum standard was defined as: an accessible toilet; a Disability Discrimination Act compliant ramped access with handrails including accessible doors to the main entrance; a disabled car parking bay with wheelchair access from the bay to the entrance ramp; and all nursery schools and schools with a nursery class offered, where accommodation allows, the provision of a changing bed and wash down facilities. This programme of works is nearing completion and consideration has therefore been given to future investment priorities.
- 3.2.1 It is proposed to identify one primary school in each ward of the borough and to upgrade it to an enhanced level of physical accessibility. This proposal will increase the potential for pupils with physical accessibility needs to access mainstream education at a school local to their home address. The definition of enhanced level of physical accessibility that it is intended to work to is:
  - o compliant to current minimum standards;
  - suitable accessible toilet provision for use by pupils throughout their time at the school, room to include accessible toilet, sink, rise and fall changing bed and hoist (hygiene room if possible);
  - o level access to the main hall and dining areas;
  - level access to the playgrounds;
  - level/ramped access from all fire escapes etc;
  - corridor doors linked to fire alarm on hold open devices where alarm has this capability;
  - o level access to outdoor classroom/environments for foundation stage; and
  - o compliant access to on-site sports pitches/playing field.
- 3.2.2 The process for indentifying schools that will receive funding under this part of the programme has started by forming a group of officers with experience in disabilities, SEN and asset management plans of the school's. The two main drivers will be the cost of making each school accessible and the schools record on inclusion of pupils with physical disabilities. When potential schools are identified the cost of each scheme will be sought from property services and final decision made.

- 3.2.3 Cabinet is asked to approve a budget of £400,000 phased across the 2009/10 and 2010/11 financial years to enable these proposals to be progressed.
- 3.3 Brownhills Community Technology College The school has significant difficulty in delivering the food technology curriculum as the current facilities are dilapidated and are inadequate for the number of pupils. It is proposed to develop a high quality facility for use in this subject area. It is intended to use section 106 funding in the sum of £119,040 from the development at land off Clayhanger Road, Brownhills for this project.
- 3.4 Edgar Stammers Children's Centre is currently experiencing problems with the heating system. Remedial works at a cost of £25,000 are required to rectify these issues. It is proposed to fund this work from the Children's Centre maintenance allocation.

#### 4. Resource considerations

#### 4.1 Financial:

- 4.1.1 As previously reported, Walsall has been advised of capital allocations for the three-year period from 2008/09 to 2010/11. Further schemes will be brought forward for consideration by Cabinet when details are finalised.
- 4.1.2 In view of the nature of the proposed schemes to enhance the level of physical accessibility of schools, it would not be appropriate to seek a school contribution. The proposed scheme at Brownhills Community Technology College can be contained within the section 106 allocation and therefore no school contribution will be sought towards this scheme. Children's Centres do not receive devolved formula capital and it would not be possible for them to contribute to the cost of the schemes proposed in this report.
- 4.1.3 The schemes detailed in this report are to be managed by Walsall Council Property Services who will ensure compliance with all Walsall Council Finance and Contract Rules.

## 4.2 **Legal**:

4.2.1 All schemes identified in this report will be managed through Walsall Council Property Services and they will ensure that all statutory obligations in relation to the schemes are adhered to. These issues include building regulations, planning approvals, Disability Discrimination Act (DDA) and Construction Design and Management Regulations (CDM). This is in addition to ensuring compliance with Walsall Council Financial and Contract Rules and compliance with the European regime and regulations covering the procurement of goods, services and contracts of work.

## 4.3 **Staffing**:

4.3.1 There are no direct implications as a result of this report.

## 5. Citizen impact

The schemes will contribute to an improved learning environment for Walsall pupils, their families and the wider community.

## 6. Community safety

Security issues will be considered as part of the development of schemes.

# 7. Environmental impact

All schemes will incorporate the use of sustainable resources wherever possible and designs would incorporate developments to reduce the impact on the environment.

#### 8. Performance and risk management issues

## 8.1 **Risk**:

8.1.1 Construction programmes are at risk of delays that might affect the timescales and cost of projects that may require adjustments to the programme. These risks will be managed as far as is practicable on an ongoing basis.

#### 8.2 **Performance management**:

8.2.1 There are specific criteria established by the DCSF for the project management of schemes funded by the Capital Programme within the designated timeframe.

## 9. **Equality implications**

The proposed schemes would result in improved learning environments for pupils and families in Walsall schools and would enable more pupils with physical needs to access a place at a local primary school.

#### 10. Consultation

Relevant stakeholders including schools, Diocesan Authorities and Foundation representatives, as appropriate. Walsall Council: Property Services, Transforming Learning and Children's Services Finance.

#### Background papers

Education Asset Management Plan

#### Author

Susan Lupton
Head of Planning and Development Services

**2** 01922 686231

⊠ susan.lupton@walsallcs.serco.com

Signed:

Executive Director: Pauline Pilkington

Date: 7 December 2009

Managing Director, Walsall Children's

Services, Serco: Tony Stainer

Date: 7 December 2009

Signed:

Signed:

Portfolio Holder: Councillor R Walker

Date: 7 December 2009

#### Section 106 - Primary - Previously Approved Schemes

School	Project	Project Cost	School Contribution	Allocation £
Birchills CE Primary Community	Significant enlargement and structural works	4.815.000	100,000	
Chuckery Primary	Mobile Replacement and Remodelling of Existing Accommodation	1,900,000		
Leighswood	Mobile Replacement and Remodelling of Existing Accommodation	1,000,000	50,000	93,887.58

## Section 106 - Secondary - Previously Approved Schemes

School	Project	Project Cost £	School Contribution £	Allocation £
Aldridge School - A Science School	Improvements to Learning Environment - Main Teaching Block. Concrete repairs and replacement curtain walling	338,416.66		88,415.66
Aldridge School - A Science School	Improvements to Learning Environment - Phased replacement of curtain walling to main teaching blocks	115,000.00	67,286.18	47,713.82
Darlaston Community Science College	Refurbishment of main sports hall and changing rooms	273,338.57		13,338.57
Frank F Harrison Engineering College Joseph Leckie Community Technology College	Contribution towards new STEM (Science, Technology, Engineering and Maths) centre development as part of specialist status award  Contribution towards new Teaching Block	385,735.38 6.021.147.35	0.00	188,735.38 21,147.35
The Streetly School - A Specialist Sports College	Provision of changing rooms for Sports Hall inclusive of changing facilities for compliance with the Disability Discriminations Act	462,821.18	100,000.00	362,821.18

<sup>\*</sup> This allocation is to join up funding sources to deliver the scheme detailed under Modernisation Secondary

# LCVAP - Previously Approved Schemes

School	Project	Project Cost	School Contribution DFC £ (In addition to Governor's 10%)	2008/09 Allocation £	2009/10 Allocation £	2010/11 Allocation £
Blue Coat CE Infant School	Re-roofing to main hall	200,000	40,000	0	0	160,000
Blue Coat CE Infant School	Electrical works	105,000	15,000	26,135	63,865	0
Blue Coat CE Junior School	Fire Service inspection remedial works	300,000	95,420	0	204,580	0
Blue Coat CE Performing Arts Specialist College	Sports hall upgrade	100,000	25,000	0	75,000	0
Queen Mary's Grammar School	Heating improvement works	60,000	10,000	0	50,000	0
Queen Mary's High School	Replacement sports pavilion	278,000	50,000	50,000	178,000	0
St Francis of Assisi Catholic Technology College	Refurbishment and enhancement of sixth form accommodation	330,000	30,000	0	0	300,000
St Josephs Catholic Primary	Replacement of dilapidated mobile accommodation with two new build classrooms	330,000	30,000	0	119,580	180,420
St Mary of the Angels Catholic Primary School	Internal Remodelling scheme to provide a food technology room	90,000	20,000	0	0	70,000
St Mary of the Mount Catholic Primary	Refurbishment of enhanced staff accommodation	195,000		0	140,000	30,000
St Patrick's Catholic Primary	Heating works	150,000		0	130,000	0
St Peter's Catholic Primary	Relighting scheme	150,000	20,000	0	130,000	0

<sup>\*\*</sup> This scheme is mainly being funded by the school budget. The £47,713.82 is made up of contributions of £11,014.61 (relating to contribution received for the development at 12-14 Little Aston Road) and £32,277.62 (relating to contribution received for the development at 4 Seasons Public House)



Extended Schools Capital - Previous	xtended Schools Capital - Previously Approved Schemes				2009/10	2010/11
School	Project		School	2008/09	2009/10	2010/11
	·	Project Cost	Contribution	Allocation	Allocation	Allocation
	Provision of new extended services facilities including					
Barcroft Primary	community room	277,901	N/A	-	-	277,901
	Demolition of existing dilapidated mobile accommodation and remodelling of two existing classrooms and associated					
Meadow View JMI	areas to create extended services facilities	234,500	*	150,000	84,500	
	Demolition of existing dilapidated mobile accommodation					
Pinfold Street JMI	and learner pool and provision of new modular build to provide extended services facilities	255,000	*	150,000	105,000	
	Extension to create secure entrance to sports and extended services facilities in association with minor internal					
Rushall JMI	remodelling	142,000	*	100,000	42,000	
	Demolition of existing dilapidated mobile accommodation and an extension to provide new nursery and extended					
St Michael's CE (C) Primary	services facilities	460,000	*	107,472	214,528	
Total				507,472	446,028	277,901

<sup>\*</sup> All Schools will be required to purchase loose furniture and equipment for the schemes and this is considered to be their contribution towards the project.

Basic Need - Previously Approved So	chemes					
School	Project	Project Cost £	School Contribution £	2008/09 Allocation £	2009/10 Allocation £	2010/11 Allocation £
Birchills CE Primary Community	Significant enlargement and structural works	4,815,000	100,000	637,090	1,443,204	321,732
Christ Church CE JMI	Replacement school building	5,550,000	TBC			721,472
Chuckery Primary	Mobile Replacement and Remodelling of Existing Accommodation	1,900,000	100,000	50,000		
Croft Community Primary	Demolition of former Community Association building, internal remodelling and extensions to teaching areas	1,750,000	TBC			200,000
Leighswood	Mobile Replacement and Remodelling of Existing Accommodation	1,000,000	50,000	756,114		
Total				1,443,204	1,443,204	1,243,204

<sup>\*</sup> Individual school contributions are currently being negotiated. Agreed contributions will be reported to a future cabinet meeting.

\*\* Funding of £300,000 to support start-up costs for the Academies programme (Darlaston and Shelfield) was allocated from savings from previous basic need schemes

Targeted Capital Funding - Previous	sly Approved Schemes			
School	Project	Project Cost	School Contribution £	Allocation £
Elmwood School	Refurbishment of existing Manor Farm building to provide new school accommodation	1,700,000	0	200,000
Rosedale CE Infant	Development of new facilities to broaden the curriculum and raise standards across the federation	480,455	96,091	384,364
Queen Marv's Grammar School	Provision of a practical cooking space	345,000	0	345,000
Total				929,364
Balance Available				

#### Modernisation - Previously Approved Schemes

School	Project		School			
Concor	110,000	Project Cost	Contribution	2008/09	2009/10	2010/11
		£	£	Allocation £	Allocation £	Allocation £
Abbey Primary	Replacement fire alarm and rewiring	90,000	50,000	40,000		
Barcroft Primary	New 2FE School	9,000,000	•		1,110,000	2,350,000
Bloxwich CE JMI	Roofing works	100,000	TBC		180,000	
Brownhills West Primary	Roofing	70,000	50,000		20,000	
Caldmore Primary School	Replacement of mobile classrooms including extensions					
•	and remodelling to resolve related suitability issues					
	g ,	1,075,000	100,000	606,114	341,886	27,000
Castle Business & Enterprise College	Rewiring and Electrical Works	120,000	20,000	100,000		
Christ Church CE JMI	Replacement school building	5,550,000	TBC		89,056	49,925
Chuckery Primary	Mobile Replacement and Remodelling of Existing					
	Accommodation	1,900,000	100,000	609,034	300,000 *****	
County Bridge Primary	Replacement of heat emitters	60,000	15,000	45,000		
Croft Community Primary	Demolition of former Community Association building,					
	internal remodelling and extensions to teaching areas	1,750,000	TBC		50,000	
Darlaston Community Science College	Electrical Capacity	75,000	0		75,000 *	
Darlaston Community Science College	Condition Survey Work	350,000	0		350,000 *	
Harden Primary	Replacement fire alarm and rewiring	110,000	55,000	55,000		
Joseph Leckie Community Technology						
College	Duplex Teaching units	200,000	0	200,000		
Lindens Primary	Roofing and Brickwork Repairs	190,000	30,000	50,407 **		
Lindens Primary	Rewire	110,000	30,000		80,000	
Lindens Primary	Fire Alarm & Fire Door Installation	80,000	15,000	65,000		
Lower Farm Primary	Fencing to enclose additional playing field area on					
	Ashbourne Road.	25,000		25,000 *		
Millfield Primary	Refurbishment of hot and cold water services	60,000	15,000	45,000		
Park Hall Infants	Roofing works	180,000	TBC		180,000	
Pelsall Village	Demolish dilapidated double mobile	15,000		15,000 ***		
Pheasey Park Farm Primary	Rewire	100,000	70,000		30,000	
Sandbank Nursery	Re-Roofing of main Nursery	80,000	25,000	55,000		
Shelfield Sports and Community College	Fire retardant paint to steel work	250,000			250,000	
Short Heath Junior	Replacement Windows and associated asbestos works	90,000	70,000	20,000		
St Giles CE Primary	Roofing & brickwork repairs to early years building	100,000	0	100,000		
St Giles CE Primary	Replacement of defective cold water supply pipework and refurbish hot water services	60,000	15,000	45,000		
St Michaels CE Primary	Replace defective distribution pipework and hot and cold					
	water services	100,000	25,000	75,000		
St Michael's CE Primary	Provision of new nursery in conjunction with extended					
,	schools project	460,000		138,000 ****		
Sunshine Infant Nursery	Refurbishment of hot and cold water services	60,000	15,000	45,000		
The Radleys Primary	Mobile Replacement and Remodelling of Existing					
, ,	Accommodation	800,000	100,000	600,000		
Walsall Wood Primary	Replacement of defective cold water supply pipework	30,000	10,000	20,000		
Watling Street Primary	Heating	200,000	80,000		120,000	
Whitehall Nursery and Infant	Replacement Windows	100,000	50,000		50,000	
Willenhall School Sports College	Replacement Ceilings including asbestos removal	106,000	50,000		56,000	
Woodlands Primary	Internal Remodelling and Refurbishments and Extension					
	to provide new Secure Nursery Entrance and Cloaks					
	<u>'</u>	700,000	100,000	500,000		
Various	Primary Capital Programme - Feasibility Studies	150,000	0	150,000		
Various	Provision of Measured Plans and Updating of Condition					
	Surveys - Phase 1	250,000	0	250,000		
Total				3.853.555	3.281.942	2.426.925

<sup>\*</sup> No school contribution, as this involves the increase of playing field area to the school due to existing site being undersized

\*\* The remaining funding required for this scheme was approved from the remaining 2007/08 Priority 1 funding at the 16 July 2008 Cabinet meeting.

\*\*\*\* The school has relocated their before and after school care into the existing building. This is considered as their contribution to the cost of the removal of the dilapidated mobile accommodation

<sup>\*\*\*\*</sup> This funding is to enable replacement of unsuitable nursery accommodation as part of larger extended schools project
\*\*\*\*\* This scheme is part funded through Basic Need

Primary Capital Programme - Previous	usly Approved Schemes				
School	Project	Project Cost £	School Contribution £	2009/10 Allocation £	2010/11 Allocation £
Birchills CE Primary Community	Significant enlargement and structural works	4,815,000	100,000	2,331,797	
Christ Church CE JMI	Replacement school building	5,550,000	TBC	375,932	4,263,615
Chuckery Primary	Mobile Replacement and Remodelling of Existing Accommodation	1,900,000	100,000	750,000	72,114
Croft Community Primary	Demolition of former Community Association building, internal remodelling and extensions to teaching areas	1,750,000	TBC	300,000	1,200,000
Leighswood	Mobile Replacement and Remodelling of Existing Accommodation	1,000,000	100,000	100,000	
The Radleys Primary	Mobile Replacement and Remodelling of Existing Accommodation	800,000	100,000	100,000	
Woodlands Primary	Internal Remodelling and Refurbishments and Extension to provide new Secure Nursery Entrance and Cloaks	700,000	100,000	100,000	
Various	PCP Feasibility Studies	200,000	100,000	100,000	100,000
Various	Primary Capital Programme - Contingency	200,000	0	200,000	100(000
Total				1,650,000	1,372,114

<sup>\*</sup> Individual school contributions are currently being negotiated. Agreed contributions will be reported to a future cabinet meeting.

Early Years Capital - Childcare, Quality and Access - Previously Approved Schemes				2009/10	2010/11
School	Project	Project Cost	2008/09 Allocation	2009/10 Allocation	2010/11 Allocation
All Primary Schools	Wooden Blocks, Waterproof clothing, shade, Laptop / digital cameras / printer / cartridges	233,200	233,200		
Bloxwich West Children's Centre	Enhancement of external play area at Mossley Primary school site	20,000	20,000		
Brownhills Children's Centre	Enhancement of external play area at St James Primary school site	35,000	35,000		
Childminders	Wooden Blocks, Waterproof clothing, shade, Laptop / digital cameras / printer / cartridges	325,500	325,500		
Early Years Private, Independent and Voluntary Settings	Wooden Blocks, Waterproof clothing, shade, Laptop / digital cameras / printer / cartridges	168,200	168,200		
Total			781,900	0	

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Children's Centre Maintenance - Previously Approved Schemes			2008/09	2009/10	2010/11
Centre	Project	Project Cost	2008/09 Allocation	2009/10 Allocation	2010/11 Allocation
Bentley West Children's Centre	Pedestrian access and main entrance doors	18,000	18,000		
Edgar Stammers Children's Centre	Render to brickwork on front elevation	29,000	29,000		
	Extension and enhancement of Community Centre building				
Streetly Community Centre	at Streetly	290,000	10,907	75,021	57,203
Total			57,907	75,021	57,203

Black Country Challenge - Previously Approved Schemes				
School	Project	Project Cost	2008/09 Allocation	
Brownhills Community Technology College	Enhancement of ICT equipment to specialist ICT classrooms	60,000	60,000	
Blue Coat CE Performing Arts Specialist College	Extension and remodel to school library learning space	60,000	60,000	
Total			120,000	

Schools Access Initiative - Previously Approved Schemes				
School	Project	2008/09 Allocation £	2009/10 Allocation £	2010/11 Allocation £
Bentley Drive Primary	Contribution to main entrance and staff accommodation scheme to ensure school meets minimum standards of physical accessibility	10,000		
Busill Jones Primary Schools	To provide accessible toilet arrangements and lift access to the second floor		75,000	
Joseph Leckie Community Technology College	Contribution towards new block to incorporate sound field system for the hearing impaired	20,000		
Various Schools	Upgrade to minimum standard	500,000		
Various Schools	Upgrade to minimum standard		350,000	
		530.000	425.000	

14-19 diplomas, SEN and disabilities Allocation Commitments Allocation - Balance Available			2009/10 £2,000,000 £0 £2,000,000	2010/11 £6,000,000 £0 £6,000,000
School	Project	Project Cost £	2009/10 Allocation £	2010/11 Allocation £
Alumwell Business and Enterprise College Elmwood School	Health Tec development (accommodation and facilities) Vocational facilities and condition items to the school accommodation	7,000,000 1,000,000	1,250,000 750,000	5,750,000 250,000
Total Balance Available			<b>2,000,000</b>	<b>6,000,000</b>

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Schools Access Initiative			2009/10	2010/11
	Allocation		£586,620	£586,620
	Commitments		£425,000	£0
	Allocation - Balance Available		£161,620	£586,620
School	Project	Total Project Cost	2009/10 Allocation	2010/11 Allocation
Various Schools	Commencement of scheme to upgrade various schools to an enhanced level of physical accessibility	400,000	161,620	238,380
Total		-	161,620	238,380
Balance Available			0	348,240

Children's Centre Maintenance			2008/09	2009/10	2010/11
	Allocation Commitments Remaining Balance		£57.907 £57,907 £0	£100.021 £75,021 £25,000	£105.248 £57,203 £48.045
Centre	Project		2008/09	2009/10	2010/11
		Project Cost	Allocation	Allocation	Allocation
Edgar Stammers Children's Centre	Heating improvements			25,000	
Total			0	25,000	0
	_				
Balance Available	_		0	0	48,045

Section 106 - Secondary  Available Funding  Commitments  Available Funding - Balance Remaining				£1,014,640.59 £674,458.14 £340.182.45	
School	Project	Project Cost	School Contribution £	Allocation £	
Brownhills Community Technology College	Provision of high quality Food Technology room	119,040.00			
Total  Balance Available				119.040.00 £221,142.45	

<sup>\*\*\*</sup> The £119,040 is provided by a contribution received for the development at Land off Clayhanger Road, Brownhills