



Walsall Council



Design & Consultancy
for natural and
built assets

Walsall Pupil Referral Unit

Options Appraisal

RIBA 1 Report



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Executive Summary

Overview

This RIBA 1 report includes a high level review of six development sites. An assessment of each site has been carried out to identify the suitability to accommodate an 80 place Pupil Referral Unit (PRU). The sites are listed below:

- 1. Rowley Robins - former nursery
- 2. Essington Lodge - existing building occupied by Childrens Services.
- 3. Allens Centre - vacant brownfield site - suitable for new build
- 4. Education Support Centre - two vacant school buildings - available for refurbishment / extension
- 5. Pinfold Centre - proposed demolition and new build
- 6. Jane Lane School - operational SEND school

Client Brief and Arcadis site selection strategy

The Client Brief requests accommodation for 80 pupils with an option for 60 place PRU plus a 20 place hub. With BB104 building and site area requirements in mind, splitting the accommodation into **2 separate locations should be avoided if possible**. BB104 identifies that the area of two separate sites would be circa 50% larger than that of a single site. The capital commercial impact would be considerable as would the operational costs and logistics of having 2 locations.

With this in mind utilising a site which is **adequately sized for 80 pupils** should be considered the **preferred solution**.

As such, the site of the former Allens Centre and the Education Support Centre have been selected as the sites most suited to accommodate the site selection strategy.

Site selection

There are a number of factors to consider which are identified in the following graphic. The two sites differ as one will require a new build solution, the other the refurbishment and extension. In terms of operational costs the new build option would be the preference.

Allens Centre With a site area greater than required for BB104 external space requirements, the site could potentially be subdivided or if solely used for educational use has expansion capability to accommodate a 140 place PRU if required.

Education Support Centre

In terms of BB104, this site is slightly undersized, but includes vacant school buildings. Off-site facilities for sports and recreation may need to be considered dependnt on the curriculum and teaching approach. Further to review of the options a decision is required to select which site proceeds to RIBA stage 2 Concept design.

Former Allens Centre



	New build
	Vacant site
	Site Area 13,000m ²
	Risk
	Programme 99 weeks
	Total budget £6.06M
	Cost /m ² £2,735

Education Support Centre



	Refurbishment /extension
	Vacant site and buildings
	Site Area 5,850m ²
	Risk
	Programme 85 weeks
	Total budget £4.06M
	Cost / m ² £1,830

Introduction

Background

Arcadis has been commissioned by the Walsall Council to review the suitability of six sites across Walsall for future use as a Pupil Referral Unit for ages ranging from KS1 to KS4. The RIBA stage 1 report will consider the current size, layout and condition of the existing buildings and site and provide design options for re-use and expansion with the aim to provide an 80 place Pupil Referral Unit.

Initial discussions have been held with Joanne Nugent to clarify the requirements of the project. A previous report was completed by Arcadis to identify the potential re-use and expansion of Rowley Robins. This site will be reviewed against the additional five sites within this report;

1. Rowley Robins - former nursery (refurb and extend or demolish)
 2. Essington Lodge - existing building occupied by children’s services
 3. Allens Centre (brownfield site suitable for new build)
 4. Education Support Centre - two derelict buildings
 5. Pinfold Centre - (proposed demolition and new build)
 6. Jane Lane School - existing SEND school with vacant post-16 block
- Each site will be assessed to determine its suitability for development.

Project Brief

1. Appraise existing asset data provided by Walsall Council to inform the analysis and site appraisal.
2. To remodel and/or extend the existing buildings to accommodate an 80 place PRU for KS1-4 provided either as a single building or as two units, being a 60 place PRU and a 20 place hub.
3. To determine the maximum number of pupils the existing buildings could accommodate
3. Consider the suitability of accommodation and assess the condition of the chosen sites for young people in Alternative Provision of this type.
3. Propose extensions where relevant to deliver a project of this size
4. To include teaching and ancillary spaces but also WC provision, provision appropriate for primary and secondary age children with a range of needs and with reference to BB104 guidelines
5. To include staff facilities and administration - number of staff on site tba.
6. To consider the arrangements for car parking on site and drop-off of pupils.
7. The proposed development is intended to provide a permanent

AP provision for Walsall.

8. To consider access to the site from the highway to the school, including safe routes to school and advise.
9. Any proposed expansion to be BB104 compliant.

Building Bulletin 104

Area guidance for Alternative Provision (AP), typically known as a Pupil Referral Unit (PRU), is provided in Building Bulletin 104 (BB104).

AP accommodation addresses the additional needs for a group of vulnerable pupils and staff. Behavioural, social and emotional difficulties can manifest in many ways from pupils being withdrawn and preferring to isolate themselves to displaying behaviour which is disruptive and challenging to manage. These may be underlying mental health difficulties such as anxiety or depression or the pupil may have a disorder such as attention deficit disorder, attention deficit hyperactive disorder or attachment disorder. It is anticipated that the pupils will need extra space to move around and to ensure a comfortable distance between themselves and others. They may need to be withdrawn from their group or some may have outbursts and need a safe place to calm down. Some may need behaviour support or counselling which should take place in a quiet supportive environment. For this reason, AP accommodation requires more area per pupil place

than mainstream schools. This is because:

- Pupils are taught in smaller groups - for Primary PRUs this is averaging around 8 to 10 pupils per group;
- Staff to pupil ratios are higher, teaching assistants or support staff work alongside the teacher or give support in a separate space;
- Multi-agency meetings are common during the school day requiring confidential meeting rooms. These areas can also be used for the delivery of individual intervention and therapy sessions
- Pupils who are easily agitated often need more personal space around them;
- Pupils in special schools and AP need individual teaching, counselling and therapy, requiring a range of small spaces;
- Visiting professionals, such as speech and language therapists, need access to a desk space and storage in addition to the teaching areas.

The SEND provision graphic (below) visually compares the size of building area based on the number of pupils. For the purpose of this report the 20, 60 and 80 place figures for ambulant provision are used when we are assessing each site. This data identifies that an 80 place PRU would be more efficient than splitting the delivery across two sites (60 place PRU / 20 place hub) increasing the required area by almost **50%**.



SITE 1 - Rowley Robins



SITE 3 - Former Allens Centre



SITE 2 - Essington Lodge



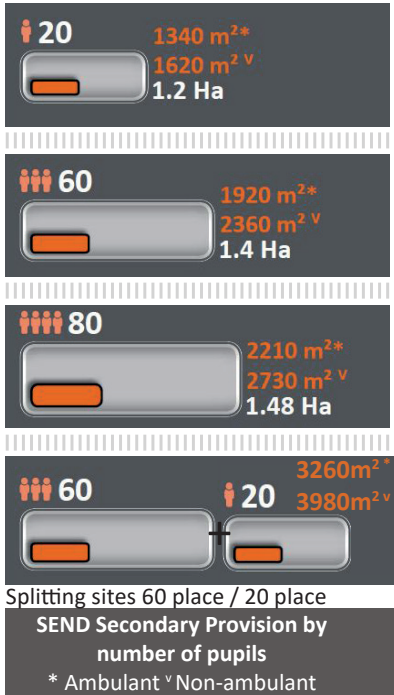
SITE 4 - Education Support Centre



SITE 5 - Pinfold Centre



SITE 6 - Jane Lane School



Photographs of the chosen sites for expansion

Site Locations



Site 1 - Rowley Robins



Site 4 - Education Support Centre (ESC)



Site 2 - Essington Lodge



Site 5 - Pinfold Centre



Site 3 - Former Allens Centre (new build)



Site 6 - Jane Lane



Site Location Plan

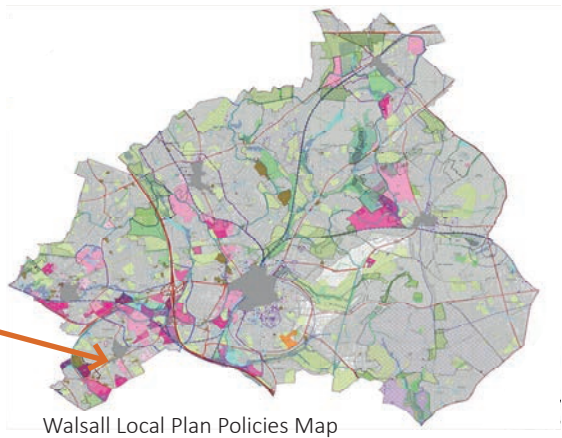
 Existing New Leaf site

Site 1 - Rowley Robins

Site Analysis

Address

Rowley Robins Nursery
Pinfold Street
Darlaston
Wednesbury
West Midlands
WS10 8TE



Site Context

Site Area: 2,340 m²

Flood Risk: The site lies within a Flood Risk Zone 1 and is therefore at low risk of flooding.

Tree Preservation Order: There are no known Tree Preservation Orders affecting this site.

Public Right Of Way (PROW): There is a PROW to the south and west of the site shown on the adjacent map

The Rowley Robins nursery site is located approximately 3 miles south west of Walsall town centre and is situated on Pinfold Street at the western end of **land allocated within the Town Centre** of Darlaston (as shown on the Walsall Local Plan Policies Map 2019 above). Terraced housing is located close to the south-west site boundary (with a public footpath running between). To the north-east lies a small retail unit with temple building behind it and the car park to Darlaston Health Centre (this building forms part of the site boundary). To the south of the site is grassed public open space with an adopted public footpath running through it. It will be assumed at this stage that the open land belongs to the Local Authority and could be acquired for expansion of the site. The site within its fenced boundary is relatively flat. However the land to the south falls towards the housing development beyond. The nursery grounds have a basic external hard and soft play area located to the west of the building which is appropriate for the scale of the original development and a large car park area to the rear. The condition of the hard and soft play is starting to deteriorate due to the site currently being vacant and areas are now overgrown.

Access

The main vehicular access is via Pinfold Street (A4038) with a secondary access, currently blocked, also via Pinfold Street. The main pedestrian route is also accessed via Pinfold Street.



Existing site layout



View of the nursery from Pinfold Street

Site 1 - Rowley Robins

Building Analysis - Site 1

Architectural

Arcadis visited the site on 13 September 2018 with access to both external and internal spaces. It is understood the original single storey building was both modernised and extended in 2005. The single storey blue rendered extension (shown in the image below) included additional nursery teaching space and WCs. The building fabric is currently in reasonable condition and is water tight.

The internal condition of the building is of a good standard and minimal refurbishment works will be required. There are no internal signs of roof leaks or damp. Internal finishes including floors, walls and ceiling tiles are generally in reasonable condition. In areas where no remodelling is needed only light refurbishment will be required.

The existing building provides 402m² of internal floor area and has had a number of alterations and extensions over the years to meet the requirements of previous uses. The fixtures, fittings and finishes are the result of the latest use as a nursery.



View of South West Elevation

The building is occupied by a small number of tenants under the Council's guardian arrangements which require a 3 month notice period to achieve vacant possession.

Depending on the proposed age range of pupils in the current facility, the existing WC, cubicles and wash basins could remain, or if an older age range is required the IPS panels could remain with the side panels and cubicle doors being replaced to suit requirements. These decisions can be agreed during RIBA stage 2.



Internal view of toddler room

M & E Services Condition

Upon initial inspection and review of the findings, it was confirmed that most of the mechanical and electrical building services installations have been last upgraded in 2005 with a small number of modern modifications on top of the existing systems as part of previous Desk top information of the installed systems (i.e. record drawings, operating and maintenance manuals) was not available at the time of visit.

The operation and maintenance of specific building services such as pressure vessels, fire and emergency protection systems and gas fired appliances are subject to on-going statutory regulations and testing. The tests to be required to be carried out to this specific site, for statutory compliance and good practices are as follows:

Mechanical Services

Whilst the Mechanical services within this site are generally functional and therefore in satisfactory condition (commensurate with the age of the installations) a proportion of the respective installations are approaching the end of their expected economic life.

Gas Main - The gas system would appear to be adequate for its current gas load. Any alterations of increasing the capacity of the boilers or any additional gas equipment being proposed may indicate a lack of capacity where the upgrade of the gas mains may need to be considered.

Water Main & Booster Pump - Currently, the water is turned on in

the vacant site, and it would appear to be adequate for its current use. If additional appliances were to be added, larger incoming mains or booster set with breaker tank would need to be considered to adequately compensate for any lack of capacity or low pressure.

The current plant room boiler system is a conventional system, a non-pressurised heating system and provided by a gas fired hot water heater in the plant room.

The system is 13 years old and still in satisfactory condition. However, desirable improvements can be made to provide high efficiency boilers and modernise converting to a pressurised system, as they will soon be approaching end of life within the next 2-5 years.

BMS Controls - in the plant room currently the LED lamps on panel indicating plant mode enable/fault of components are not illuminated, requires investigation of controls equipment and interface, testing & maintenance.

Secondary Pipework Distribution - All Heating, hot water & cold water secondary distribution pipework and above ground drainage distribution seems satisfactory based on a non-intrusive, visual based inspection and observations. Some exposed water pipework is uninsulated, this can be rectified easily.

There are also temporary sanitary appliances, such as shower and basins where waste and water pipework is unsupported with any fixings. However these are to be removed once the site is occupied for change of use into a PRU.

Mechanical Ventilation - The main ventilation strategy mostly throughout the building is natural ventilation from the means of window openings and doors. The kitchen and toilet areas have local extract fans.

The general condition of the existing ventilation system is reasonable subject to on-going inspection and maintenance. However, the extract fans are outdated and in need of upgrade in some areas, and the existing manual ventilation in the kitchen should be replaced for an automatic ventilation interlock system upon refurbishment of the main kitchen if used for commercial cooking.

Air conditioning - No air conditioning systems were found in the building from the survey carried out.

Site 1 - Rowley Robins

Electrical Services

The Electrical Services within the site are generally in a satisfactory condition (commensurate with the age of the installations) replacement will be subject to the results of the 5 year fixed wire Test & Inspection.

It is recommended a electrical load assessment for the building is carried out for the new loads as part of the refurbishment, of the additional renewed plant and equipment, lighting, smaller power etc. This will allow confirmation of maximum demand.

Incoming Electrical Supply - The building consists of a metered low voltage (LV) three phase and neutral (TPN) supply, wired in steel wired armour which terminates at a local switch fuse isolator. This supply for the building feeds out to serving 1 local main distribution board serving lighting and small power to the whole building, this was installed in 2005 and should have been inspected in 2015, which it is assumed has not been carried out.

Small Power installations - The buildings containment for small power is providing supplies to fans, convectors, intruder alarm, fire alarm, sockets, cleaner sockets, lighting, external lighting, extract fans etc. Circuits appear to be run throughout in PVC covered twin and earth cable. A mixture of cable containment was apparent from the survey visit, and generally concealed in ceiling void with areas of dado trunking and surface mounted PVC mini trunking. In general, the existing small power installation appears to be in a good condition.

Artificial Lighting - Lighting within the building is currently with T8 florescent tube lamps(most not all), which are working and functional. To modernise further to provide energy savings the building would benefit a great deal from replacing the existing light fittings with new LED fittings, using the existing cabling and controls (to mitigate requirement for BWIC and making good). This would give equal to or greater lux levels than what is currently being provided and would improve the aesthetics within the rooms, as well as saving energy and reducing carbon emissions.

Emergency Lighting - The emergency lighting provision will need further review to confirm compliance with BS EN 50172 regarding illuminated escape signage. The emergency lighting installation may include inherent defects associated with the failure of battery back-up packs and inoperable lamps / luminaires. These are recommended to be addressed.

As part of the refurbishment, it is recommended that the complete emergency lighting installation (including external escape routes) are tested and replaced where necessary to provide a life system at the minimum lighting levels, in accordance with the current standards (BS5266). Also, full emergency lighting test and inspection reports provided after installation.

Fire Alarm System - The main fire alarm panel is located on entrance of the building. The fire alarm and smoke detection system the building currently benefits from a life protection level of L1. Systems installed throughout all areas of the building accessed during the site visit, includes audible sounders, manual call points on all exits and high risk areas. The current fire alarm system does not provide adequate monitoring of all emergency escape routes and should be reviewed for provisions to be made for occupancy of building change of use.

Fire alarm panel has no faults identified. The system may not comply with new standards which were amended in 2013 (BS 5839-1:2013). Smoke detectors must be periodically removed, cleaned, and recalibrated to prevent improper operation.

External Lighting - The perimeter of the building has a mixture of LED type flood lights and Halogen with PIR installed mounted at high level, on the external wall of the building. These could be replaced for LED flood lights.

Disabled WC Panic Alarm – The site has 1No Disabled WC toilet which benefits from a pull cord alarm identified during survey.

CCTV - No CCTV systems were found in the building from the survey carried out

Access control system - There are some rooms accessible via manual keylock, and the rest open for access to all. Security office rooms, rooms where sensitive information is held, or with computers and any high value equipment may have a requirement for access control system to be installed. To be recommended upon the extent of the new refurbishment layout and room use.

Security installation - A basic security alarm system is currently installed and believed to be non-operational. The existing alarm system appears to be switched off during survey and no documentation was available for this system. The existing system is to be validated and tested to provide extra security to the building and its contents if necessary during

refurbishment. The security alarm keypad is located near the reception area.

Data/Incoming telecommunications service - It is assumed that the incoming telecommunications service enters the building from below ground floor level. From this location, the telecommunications service extends to a series of telephone points throughout the building in reception/admin area, as told by facilities management company since this room was not accessible on the day of the survey. The data sever cabinet is also located in the non-accessed reception/admin room.

Depending on the number of students and uses of rooms as part of the refurbishment additional data points would be required. It is recommended that continuity testing is undertaken for the entire data installation installed prior to the latest refurbishment, as the system is more than 10 years old.

Conclusion

The mechanical and electrical services inspection has concluded that the entire installations of both mechanical and electrical equipment and services are not beyond their useful life, but require statutory testing and enhancements in order to comply with modern regulations.

To bring M&E services up to compliance, it is recommended that all M&E plant, equipment existing services and systems are subject to testing, inspection and planned maintenance to identify the true state of repair/replacement, and replace where necessary.

There is no DEC (Display Energy Certificate) rating of the building, and rated efficiency score when last carried out is unknown(if carried out). However, there is potential improvement that can be made from replacement plant room and lighting systems.

Site 2 - Essington Lodge

Site Analysis

Address

106 Essington Rd,
Willenhall
WV12 5EX



Site Context

Site Area: 6,050 m²

Flood Risk: The site lies within a Flood Risk Zone 1 and is therefore at low risk of flooding.

Tree Preservation Order: There are no known TPOs affecting this site.

Public Right Of Way (PROW): There are no known PROW's within or the site

Essington Lodge is located approximately 4 miles north west of Walsall town centre and is situated on Essington Road (A462) within a predominantly residential area of Willenhall. Residential housing borders the site. There are bus stops located a short walk away from the entrance on Essington Road.

As shown on the Walsall Local Plan Policies Map above the site is located within area of Willenhall designated as:

HO125 - land allocated for new housing development

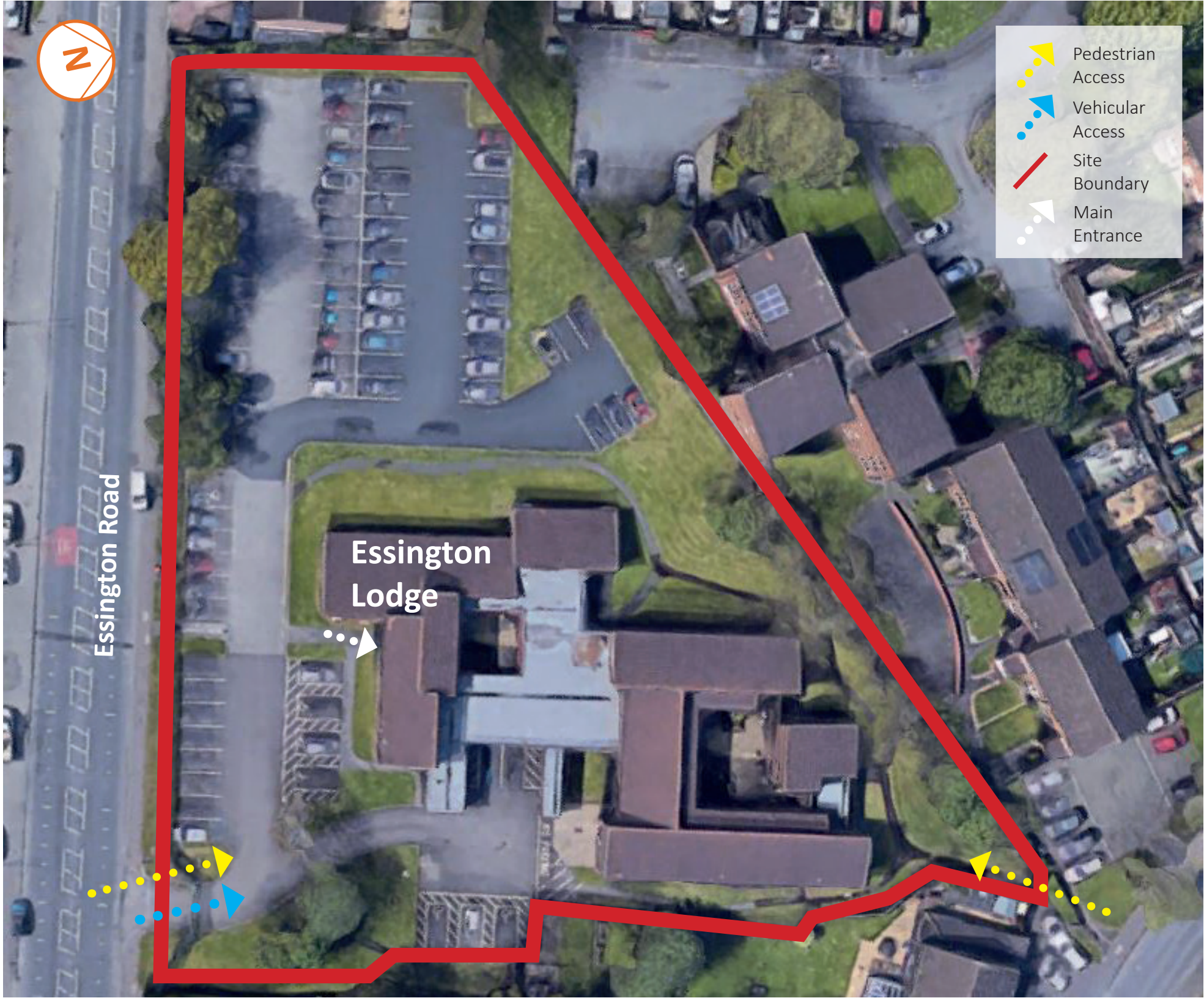
The majority of external space has been converted into site parking. The limited green space is not suitable for external play and would need to be considered if this development site was preferred. From a visual inspection the site topography is relatively level. The site is currently occupied by Childrens Services.

Access

The main vehicular and pedestrian access is via Essington Road (A462) and has been identified on the adjacent aerial photograph

Form

The building is predominantly single storey. There are two independent areas of the building which are accessible from several independent internal stairs. The internal layout doesnt have clear lines of vision and a range of room sizes. In order to operate as a PRU it would require



Existing site layout

Site 2 - Essington Lodge

Building Analysis

General Description

The property is a two-storey commercial office building, consisting of ground, and part first floors, situated in Willenhall. The building is currently fully occupied and is in use by Walsall Adoption and Fostering Services. The building mainly consists of office spaces, interview rooms, reception area, and kitchenettes. There are WCs facilities at ground and first floor level including disabled accessible toilets. The plant rooms are located at ground floor level, which are accessed externally.

External Fabric

The existing building is of traditional construction, built with yellow fair faced bricks laid to a stretcher bond pattern, with brick feature sills. The brickwork and pointing is generally in good condition, with the exception of the pointing at the damp proof course, which is deteriorated and needs repointing in a number of areas. The brickwork to some of the door thresholds is also defective to some areas and requires remedial works.



The mono pitched roof structures are assumed to be timber framed, and are finished with plain tiles, with PVC dry verge trims. The roof coverings are in fair condition, though need further detailed inspections.



In isolated areas the verge trims are missing and are beginning to discolour due to aging and UV degradation, and replacement would be recommended. The rainwater goods are PVC, which are again discoloured due to aging and UV degradation. Replacement is recommended with modern polyester powder coated aluminium for durability and reduced long term maintenance expenditure. Anti-climb features are also present, restricting access to the pitched roofs. Insulation within the roof void areas could not be verified, and opportunities may exist to improve the thermal performance of the building with increased insulation thicknesses.



Timber cladding is present at the eaves to the inner courtyard, which is in poor condition to areas, and would benefit from replacement with a more durable material. The flat roof areas are single ply membrane which from a visible inspection look in reasonable condition, though need further investigation. In a number of areas, the outlets are blocked, and water penetration internally has occurred due to unverified defects. Galvanised palisade fencing is also installed which restricts access to the flat roof areas. The level of insulation to the flat roof areas could not be ascertained from a visual inspection, and opportunities may exist to improve the thermal performance of the building with increased insulation thicknesses, though this will result in replacement roof coverings.

The windows and doors are double glazed polyester powder coated aluminium throughout. The windows require maintenance checks to the ironmongery and overhauling to ensure they all function satisfactorily. The windows cills, are showing signs of discoloration and chalking due to aging of the material and UV degradation. Recoating of the windows and cills in situ could be considered, to improve the aesthetic appearance, and long-term durability.

To the perimeter of the site boundary, fencing consists of timber close boarded, powder coated / galvanised palisade and mesh, to varying heights and quality. Access gates to the site are powder coated steel, which are manually operated and are in reasonable condition.

Pedestrian paths around the site and building are macadam, which are generally in a degraded condition, requiring remedial works. Remaining soft landscaping is grass in a reasonable condition. Some established trees are also present within the site, in particular at the Essington Road boundary. Access roads and car parks are macadam and some car parking bays are finished with brick paviours. Areas of the macadam need repair works due to potholes and degradation. Car parking bays are generally marked out with thermoplastic lining, including disabled bays, which would benefit from relining. Due to the assumed lack of car parking provision provided, some vehicles were noted to be parked on the grassed landscaped areas, which has resulted in damage to manhole covers. Concrete paving flags have been laid to the inner courtyard areas, and some limited areas externally to the building. Plant and vegetation growth was noted to the paving joints within the courtyards, which need treatment.

Site 2 - Essington Lodge

Building Analysis - M&E

Mechanical

Gas

The incoming mains (40mm) appears to be adequate for the current gas load and is complete with gas isolation valve. Overall the gas distribution system appears to be in reasonable condition, subject to statutory testing and inspection.

Water

The site is fully occupied and the water capacity it would appear to be adequate for its current use. If additional appliances were to be added, larger incoming mains would need to be considered to adequately compensate for any lack of capacity or low pressure. The building has a Mikrofill pressurisation unit fitted as part of the installation completed in January 2009. Hot water generation is via a large Andrews gas fired water heater of 382litre capacity that appears in reasonable condition.

Heating

3No. Strebel S-CB boilers provide heating to the building and appear in reasonable condition. Distribution pipework provide LTHW heating to radiators that appear in a reasonable condition, however some leaks were noted on some of the radiators. The overall heating system is controlled by a Trend BMS system.

Ventilation

The current ventilation strategy throughout the building is predominantly natural ventilation via window openings and doors with mechanical extraction of toilets. To achieve compliance with BB101 (2018) a completely new ventilation strategy is required for all classrooms. All other non-teaching rooms would be either naturally or mechanically ventilated depending upon their final location within the new layout.

Electrical

Switchgear, Cables, Containment and Accessories

The sub distribution and cabling are fed from a 250amp Square D main switchboard which is in good condition and appears adequate for the building's requirements. The latest 5-year fixed wire test confirm the system should be re-tested in 2020.

Lighting

The general lighting throughout the block is typically a mix of fluorescent and circular lamps, with manual lighting control in most areas. All areas within the main building have luminaires of a reasonable condition. It is recommended that general and emergency lighting installation throughout the building is upgraded to energy efficient LED. A Salix loan may be obtained to help with the cost of this replacement. This solution will reduce energy cost and ensure that general and emergency luminaires are in accordance with BS 5266. The external lighting was in a reasonable condition.

Fire Alarm

The fire alarm system is a CF3000 Range Intelligent Addressable Control Panel. The Cooper CF3000 is a high specification intelligent addressable control panel which is available in various loop configurations. The system covers 12 zones of detection and there were no faults noted on the panel on the day of our visit. The panel was also installed with a Redcare line.

Data

A split air conditioning unit is sited within the server room however the data cabinets were removed. The current capacity is likely to not be suited to the proposed scheme.

Security and Access Control

An Initial intruder security system was installed appears to be in a reasonable condition. There was no evidence of a CCTV system.

Lightning Protection

We would recommend that a risk assessment is carried out to see if lightning protection is required.



Site 3 - Allens Centre

Site Analysis

Address

Allens Centre
67-63 Hilton Road
Willenhall
WV12 5EX



Site Context

Site Area: 13,074m²

Flood Risk: The site lies within a Flood Risk Zone 1 and is therefore at low risk of flooding.

Tree Preservation Order: There are no known Tree Preservation Orders affecting this site.

Public Right Of Way (PROW): There is a PROW to the north east of the site shown on the adjacent map

The brownfield site, formerly Allens Rough Primary and the Allens Centre is located on Hilton Road approximately 4 miles north west of Walsall town centre and 500m from Essington Lodge (site 2).

As shown on the Walsall Local Plan Policies Map above the site is located within area of Willenhall designated as:

HO124 - land allocated for new housing development to the east

OS1 - Open Space

Housing is located to the north, east and west of the site boundary. A public right of way is present from the north of the site to east of 46 Sherringham Drive which has been noted on the adjacent site plan. Dense woodland is located to the southern boundary of the site.

There is a bus stop a short walk away from the main entrance to the site on the junction of Hilton Road and Brookhill Close.

The area of the site located to the west is grassed. The former footprint of the site is located to the east. The main entrance is located off Hilton Road. The site within its fenced boundary is relatively flat.

The existing car park area is located to the south of the site within close proximity to the entrance.



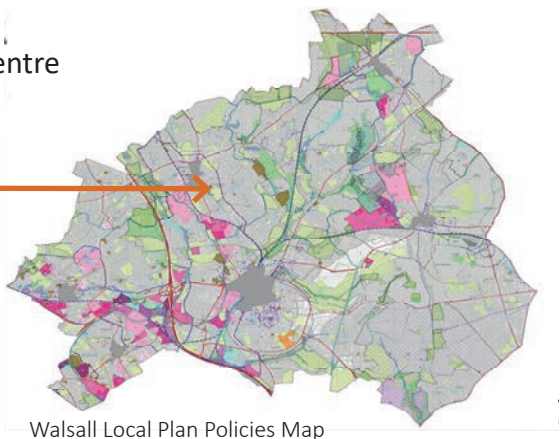
Existing site layout

Site 4 - Education Support Centre

Site Analysis

Address

Former Education Support Centre
Field Road
Bloxwich
Walsall
WS3 3JF



Site Context

Site Area: 5,850 m²

Flood Risk: The site lies within a Flood Risk Zone 1 and is therefore at low risk of flooding.

Tree Preservation Order: There are no known Tree Preservation Orders affecting this site.

Public Right Of Way (PROW): There is a PROW to the south, located between this site and the derelict Pinfold Centre (site 5 of this report).

As shown on the Walsall Local Plan Policies Map above the site is located within area of Willenhall designated as:

HO126 - land allocated for new housing development

The site, formerly an Education Support Centre and Primary School is located approximately 2.5 miles north of Walsall town centre and is situated on Field Road within a mixed use area of Bloxwich.

There is a bus stop located on Pinfold / Field Road. This site currently consists of three buildings (referred to as A, B & C within the report) Access was gained to Block A & B during a site visit on 21st May 2019. There was no access to Block C however, it is understood this building is to be demolished.

Block D is a modular education building in use by Blakenall Primary School albeit located on land within the ESC legal boundary (shown as a dashed white line). For the purpose of the report it has been assumed that this land should be discounted from the area calculations. The site has limited play area due to the existing car park. It is presumed some of this could be re-purposed for external play.

Access

The site shares a vehicular access with the adjacent primary school. The main vehicular access is via Field Road. The main pedestrian route is also accessed via Field Road. Secondary pedestrian entrances are noted on the adjacent map.



Site Location Plan

A - Main Block

B - additional accommodation

C - Condemned Block

D - TMB for Blackenall Primary

Site 4 - Education Support Centre

Building Analysis - Condition

General Description

The site consists of two separate single-storey buildings, situated in Blakenall Heath area of Walsall. The buildings are currently unoccupied and have not been in use for a number of years. The buildings mainly consist of empty classroom type spaces. There are WCs facilities to both buildings, but no disabled accessible toilets. The plant rooms are located internally within the buildings.

External Fabric

The existing buildings are of traditional construction, built with red fair faced bricks laid to an English bond pattern, with brick corbel, dentil and other architectural features. The brickwork is in fair condition though cracking was noted; however, the mortar pointing has failed in numerous locations and needs extensive repointing. Access for repointing to the rear elevation of the smaller of the two buildings is restricted by fencing which will require removal and reinstatement to facilitate any works. As the external walls are solid masonry with no cavity, they will have limited insulating qualities. Plant growth is evident to a number of areas, in particular around rainwater hopper heads, which needs remediation works.

The pitched roof structures are assumed to be timber framed, with steel tie bars and are finished with natural slates and clay ridge tiles.



Front Elevation of Block A facing Field Road



Patch repairing has been undertaken with fibre cement slates, which are unaesthetic when viewed against the original natural slates. The roof coverings are in fair condition, though further detailed inspections are highly recommended as numerous defects are likely to exist, due to the extent of the internal water penetration issues noted. Timber decay as a result of water penetration to the roof structure or similar may also be present, which will need to be investigated further. The rainwater goods are cast iron and are in poor condition, and replacement is recommended with modern polyester powder coated aluminium for durability and reduced long term maintenance expenditure. Insulation



Rear Elevation of Block A facing hard play / car parking

within the roof void areas could not be verified, and opportunities to improve the thermal performance of the building with increased insulation thicknesses may exist.

The larger block has a number of flat roof areas which are believed to be all weathered with felt. Anti-climb razor spikes are also installed which restricts access to the flat roof areas. Due to the extensive water penetration issues internally, and directly beneath these areas, repairs will be likely which will need verification via further inspections. Rooflights are also present to the central flat roof area. These rooflights are also suspected to be defective due to the water penetration issues noted in close proximity. The level of insulation to the flat roof areas could also not be ascertained from a visual inspection, and opportunities may exist to improve the thermal performance of the building with increased insulation thicknesses, though this will result in replacement roof coverings.

The windows and doors are double glazed PVC throughout, which are in reasonable condition. It was noted that the seals have failed to numerous windows resulting in misted double glazed units, as well as ironmongery defects, which require replacement and remedial works. It is recommended for improved durability that the external access doors are replaced with robust polyester powder coated aluminium.

To the perimeter of the site boundary, fencing consists of timber close boarded, powder coated palisade, railings, brick walling to varying heights and quality. The main entrance gates to the site, which has shared access Blakenall Junior School are powder coated steel railing type, which are manually operated and are in reasonable condition.

Pedestrian paths around the site and buildings are macadam, which are generally in a good condition. Ramps to facilitate disabled access to both of the buildings are non-compliant with modern standards. Upgrading works would be recommended. Remaining soft landscaping is grass in a reasonable condition. Some established trees are also present within the site, at the Field Road boundary. Access roads and car parking provisions are macadam surfacing. Car parking is distributed throughout the site, and consideration should be given to rationalisation of parking spaces and safe segregation from pedestrians. Parking bays are generally marked out with thermoplastic lining, including disabled bays, which would benefit from relining in conjunction with a revised parking layout plan.

Site 4 - Education Support Centre

Building Analysis - M&E

Mechanical

Gas

The incoming mains to the larger block appears to be adequate for the current gas load and is complete with gas isolation valve. Overall the gas distribution system appears to be in reasonable condition, subject to statutory testing and inspection. However, the gas pipework has been isolated at the meter point. The smaller of the two blocks is heated via a very old oil boiler with no gas noted.

Water

Currently, the water is turned off on the vacant site, however, it would appear to be adequate for its current use. If additional appliances were to be added, larger incoming mains would need to be considered to adequately compensate for any lack of capacity or low pressure. The larger block has a Mikrofill pressurisation unit fitted as part of the installation completed in January 2009. The smaller block has an F&E tank and we would recommend that the block is converted to mains pressure cold water. Hot water generation within the larger block is via electric immersion heaters and appears in reasonable condition. The smaller block hot water is generated by point of use heaters and we would recommend their replacement. Within both blocks' checks would need to be undertaken to ensure no dead legs were present.

Heating

In the larger block 3No. Mikrofill Ethos 90kW boilers were installed in January 2009 as part of the refit and appear in reasonable condition. However, with the building vacant and not used for several years a full system check would need to be undertaken to ascertain the boilers performance. Allowance should be made to replace the boilers if they have not been serviced in accordance with recommended service guidelines. Distribution pipework provide heating to new fan coil units that appear in a reasonable condition. For the smaller block the existing oil boilers are beyond their economic life and require replacement. We would recommend the complete renewal of the heating system and associated equipment, in compliance with Building Regulations Part L 2B. The new system should be designed to suit the new building use and layout.

Ventilation

The current ventilation strategy throughout the two blocks is predominantly natural ventilation via window openings and doors. To achieve compliance with BB101 (2018) a completely new ventilation strategy is required for all classrooms. All other non-teaching rooms would be either naturally or mechanically ventilated depending upon their final location within the new layout. Toilet extract units are outdated and in need of upgrade.

Electrical

Switchgear, Cables, Containment and Accessories

The sub distribution and cabling are aged, in some cases damaged and surpassed its economic life. Any modification to the circuits would require those circuits to be brought in line with the latest BS7671 18th Edition of the IET Wiring Regulations. As part of bringing the circuits in line with the latest edition, the circuits will require RCD protection which in general is not possible with the current distribution boards. Where this can be achieved the current cabling would cause the RCD's to trip, leading to the requirement for a rewire. Due to the requirement for new distribution cabling, the main switchgear will require replacing and upgrading in line with BS7671 18th Edition as they may contain ACM's, new cables cannot be connected to these. The cables should be adequately supported either by containment or the appropriate clips. As it is extremely dangerous for fire fighters if the cables are unsupported. Some of the accessories are in a reasonable condition and if required could be retained for reuse in the next stage.

Lighting

The general lighting throughout the block is typically a mix of single/twin fluorescent and circular lamps, with manual lighting control in most areas. All areas within the main building have old luminaires which requires upgrading in order to achieve lux levels in accordance to CIBSE LG5 and BB090. It is recommended that general and emergency lighting installation throughout the school is upgraded to energy efficient LED. A Salix loan may be obtained to help with the cost of this replacement. This solution will reduce energy cost and ensure that general and emergency luminaries are in accordance with BS 5266. The external lighting should be replaced, and the lighting level required to meet the requirements of the security systems.

Fire Alarm

The fire alarm system is aged, non-compliant and does not meet the requirements of Approved Document M. If it is a requirement of the insurers to have a fire detection system, then Walsall MBC need to ensure regular testing and maintenance of the system is carried out. Should there be a fire the insurance company may not cover the building.

Data

A split air conditioning unit is sited within the server room however the data cabinets were removed. The current capacity is likely to not be suited to the proposed scheme.

Security and Access Control

There was no evidence of a CCTV or access control system. A Chubb Intruder alarm appear to be in a poor condition, and we would recommend upgrading the system. We were unable to see if these were fully functional due to the isolation of the power.

Lightning Protection

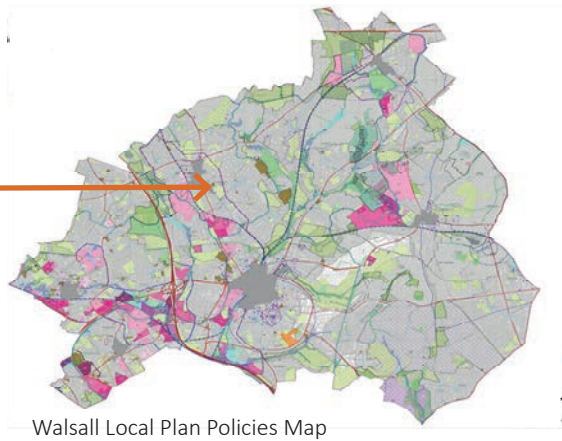
We would recommend that a risk assessment is carried out to see if lightning protection is required.

Site 5 - The Pinfold Centre

Proposal

Address

Pinfold Centre
Field Close
Bloxwich
WS3 3JF



Site Context

Site Area: 2,800 m²

Flood Risk: The site lies within a Flood Risk Zone 1 and is therefore at low risk of flooding.

Tree Preservation Order: There are no known Tree Preservation Orders affecting this site. There are however a number of mature trees to the south and east of the site

Public Right Of Way (PROW): There are no known PROW's within the site. There is a PROW to the north, located between this site and the former Education Support Centre (site 4 of this report).

The Pinfold Centre is located approximately 2.5 miles north of Walsall town centre and is situated off Field Close adjacent to land allocated to the Town Centre of Bloxwich. Education facilities can be located to the north, public open space can to the east and leisure and retail can be located to the south and west.

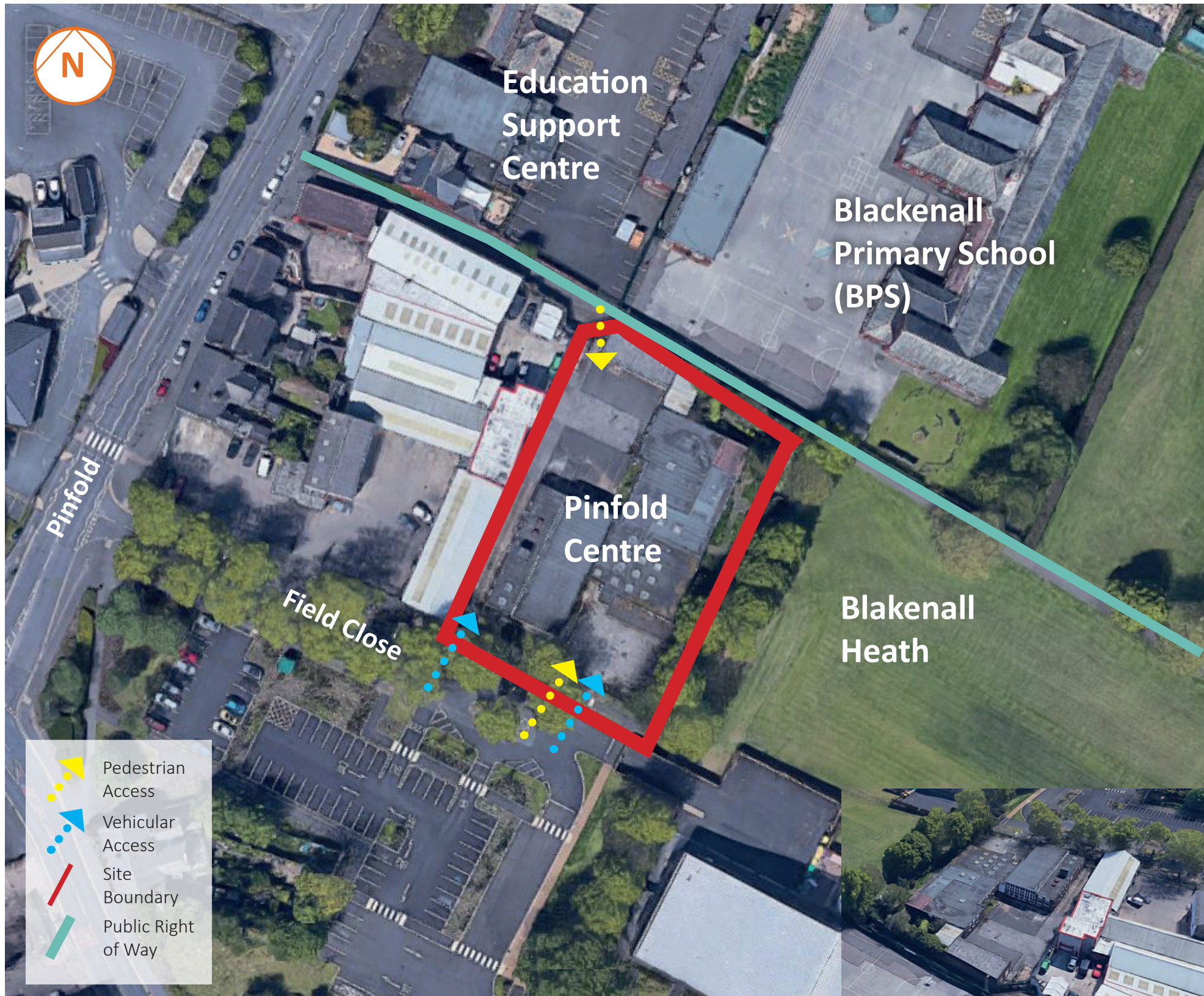
There is a bus stop located on Pinfold / Field Road. This site currently consists of one fire damaged building which is proposed to be demolished. The site has limited play area due to building footprint.

Access

The site has two vehicular access points on Field Close. The main pedestrian route is also accessed via Field Close. Secondary pedestrian entrances are noted on the adjacent map and are access from the PROW.

Condition

The former day care centre building is heavily vandalised and subject to arson. The building was considered by the client to be uneconomical to refurbish. Further to this it was determined the site was too small for a 60 or 80 place PRU. Due to limited external area and reduced efficiencies to deliver a split site it was agreed with the client team on the 10th June to eliminate this site due to unsuitability.



Existing site layout

3D view of the site

Site 6 - Jane Lane

Proposal

Address

Churchill Road
Bentley
Walsall
WS2 0JH



Site Context

Site Area: 18,540 m²

Adjoining Land: The green space to the south is designated as Open Land

Flood Risk: The site lies within a Flood Risk Zone 1 and is therefore at low risk of flooding.

Tree Preservation Order: There are no known Tree Preservation Orders affecting this site. There are however a number of mature trees to the eastern boundary to the M6 motorway.

Public Right Of Way (PROW): There are no known PROW's within the site.

The Jane Lane School site is located approximately 1.5 miles west of Walsall town centre. The site is bounded by Churchill Road to the north, the M6 motorway to the east, housing to the west and open land to the south.

Jane Lane SEND school currently provides for 157 pupils. Based on BB104 requirements, the site area required for such a school are:

- 13,652 m² sqm without formal games
- 18,094 m² sqm with formal games

The total site area is circa 18,540m² which demonstrates there is **inadequate space to accommodate an 80 place PRU facility** (which requires 10,880 m²)

For information, the open land to the south of Jane Lane school measures circa 12,500 m² which would be more than adequate for a new PRU facility, with opportunity to share facilities.

It is understood the school includes a post-16 teaching block which is vacant and available for re-use. Subject to further review of the accommodation, this building could be considered for offsite specialist teaching provision for the new PRU.



Existing site layout

Site Comparison

Site 1 - Rowley Robbins



Planned works	Refurbishment and Extension
Site Address	Moxley Road, Wednesbury WS10 7RD
Existing Site Area	2,340 m ²
Existing Buildings Area	432 m ²
Suitability of site / building	<ul style="list-style-type: none">The building and site are too small for a 60 or 80 place provisionThe site could be used for 20 place if extended by 908m²Recommended to demolish the existing and provide a 2-storey blockLimited external space
Occupied or Vacant	Temporarily occupied
Additional Building Area required	The additional building would need extending by 908 m ² (due to the limited site area it is recommended that the existing single storey building is demolished)

Site 2 - Essington Lodge



Planned works	Re-model and Extension
Site Address	106 Essington Rd Willenhall WV12 5EX
Existing Site Area	6,050 m ²
Existing Buildings Area	1,017 GF and 540m ² FF Total GIFA 1596m²
Suitability of site / building	<ul style="list-style-type: none">Too large for 20 places324m² too small for a 60 place PRU614m² too small for a 60 place PRUBuilding layout not ideal for PRU. Significant re-model required for large spaces. Low level windows would need to be changed.Limited space for extensionLimited outdoor spaceResidential properties in close proximity to the east of the main building
Occupied or Vacant	Currently Occupied by Children's Services
Additional Building Area required	324m ² for 60 place PRU

Site 3 - The Allens Centre



Planned works	New Build Site
Site Address	67-63 Hilton Rd Willenhall, WV12 5EX
Existing Site Area	13,074m ²
Existing Buildings Area	N/A
Suitability of site / building	<ul style="list-style-type: none">Additional external area 2194m²The site area has potential to take a 140 place PRU based on BB104 guidelines (without formal team games)Made ground present on site - potential risk of contaminationClose proximity to residential neighbours, this could be a planning issueIs the site better suited to residential developmentInitial findings indicate that this is the only site currently large enough to take an 80 place PRUCould part of the site be retained for residential development (2194m²)
Occupied or Vacant	Vacant Site
Building Area required	2210m ² 80 place PRU

Site areas have been quantified using existing asset data provided by Walsall Council . It is recommended that all site areas moving into RIBA 2 are validated with a measured survey and / or editable OS map

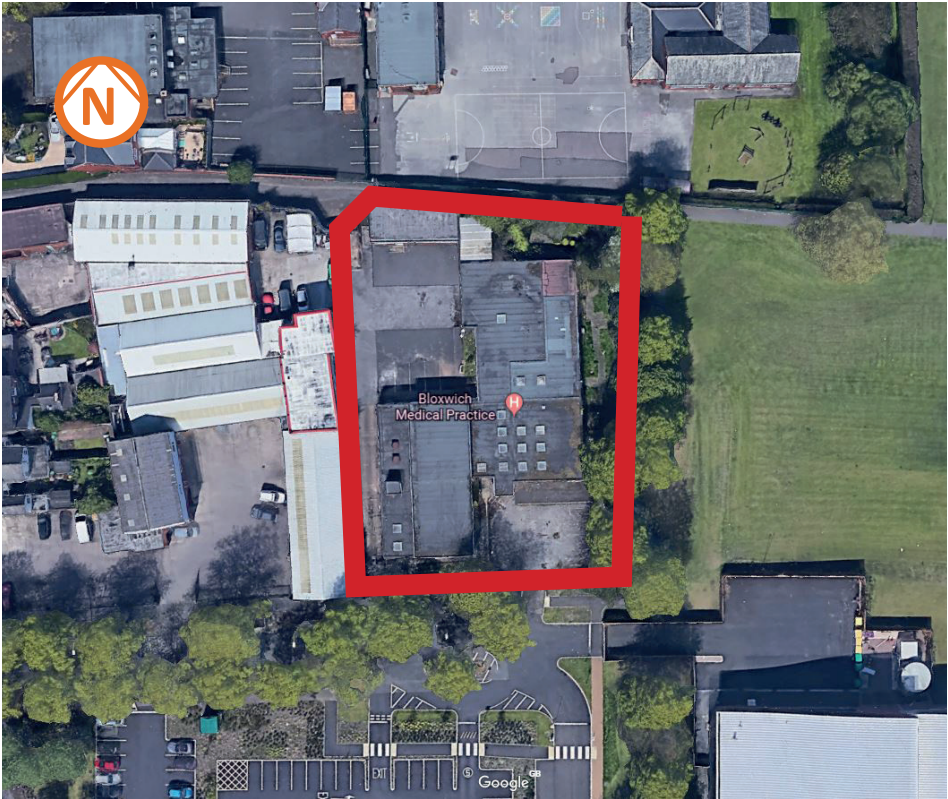
Site Comparison

Site 4 - The Education Centre (ESC)



Planned works	Refurbishment and Extension
Site Address	Field Rd, Walsall WS3 3JF
Existing Site Area	5,850 m ²
Existing Buildings Area	Block A 1244 m ² Block B 341 m ² Total 1585 m ²
Suitability of site / building	<ul style="list-style-type: none">Building layout is suitable for educational useBlock A & B are 625m² too small for 80 placesCondemned block C (424m²) could be a suitable area if Block A is extended to increase the GIFAExisting buildings have been vacant and unheated for some time.Condition improvements will be required to external fabric, gutters and downpipes will need replacing.Thermal upgrades are potentially requiredFrom an M&E perspective Block A is in better condition than Block BThe site is in close proximity to the Pinfold Centre - could both sites be used?
Occupied or Vacant	Vacant
Building Area required	625m ² extension required for an 80 place PRU Demolition of Block C - two storey extension of 324m ²

Site 5 - The Pinfold Centre



Planned works	Demolition and New Build
Site Address	Field Road, Walsall WS3 3JP
Existing Site Area	2,800 m ²
Existing Buildings Area	1097m ²
Suitability of site / building	<ul style="list-style-type: none">Building not in suitable state nor large enough.Potential to demolishLimited site areaPotential to link this site with the Education Support CentreMax 20 place PRU (recommended 2 storey to retain areas of external play)
Occupied or Vacant	Vacant
Building Area required	1097m ² Demo, 1340m ² new build required for a 20 place PRU

Site areas have been quantified using existing asset data provided by Walsall Council . It is recommended that all site areas moving into RIBA 2 are validated with a measured survey and / or editable OS map

Site 6 - Jane Lane



Planned works	New Build and re-use
Site Address	Churchill Road, Walsall WS2 0JH
Existing Site Area	18,540 m ²
Existing Buildings Area	The existing buildings are in use by Jane Lane School, with the exception of the post-16 block (GIFA c.370 m ²)
Suitability of site / building	<ul style="list-style-type: none">Site area inadequate to accommodate an 80 pupil PRUThe post-16 block could be used as a shared facilityOpen land to the south could be considered for the 80 place PRU - subject to tenure/availabilityPlanning risk / local residents may object to new facility /Highways issuesThe compatibility of the Jane Lane SEND pupils and PRU students would need to be consideredSeparate vehicular and pedestrian access would require consideration
Occupied or Vacant	Occupied
Building Area required	2210m ² 80 place PRU could use the post-16 block subject to review of the accommodation and spec

Recommendation - New Build

Option 1 - Site 3 - 80 pupil expansion (KS1 - 4)

Site

The Former Allens Centre brownfield site covers an area of **13,074m²**. The BB104 external area schedule below shows the requirements for an 80 pupil PRU facility.

	Site Area "Special school (ambulant)" With Secondary Places (sqm)
Soft outdoor PE	-
Hard outdoor PE	280
Soft informal and social area	760
Hard informal and social area	760
Habitat	280
Float	3220
Minimum net site area	6180
Non-net	6180
Minimum gross Area	10880

The above figures show the site is larger than required by approximately **2194m²** when compared to BB104 area guidelines (without formal games). To reduce planning risk, **2194 m² of the western part of the site could be left as open space** - as shown.
With a total site area of 13,074 m² this site also has the potential to accommodate a 140 place PRU if future expansion was required.

Building

The calculations for increased accommodation have been taken from BB104 requirements for 80no. ambulant primary and secondary students. Total minimum gross area required is circa 2,215m². **A New build two storey building of 1107m² footprint is required.**

It is recommended that the new 2 storey PRU be located on the footprint of the previous building to minimise the impact on local residents. The PROW is retained to maintain pedestrian access from Sherringham Drive onto the site. It is recommended that this access is securely gated and fenced to maintain site security. Provision of parking can be retained to the south. Areas of soft and hard play will be created round the building. The detailed design of this will need to be considered further during RIBA stage.



Recommendation - Refurbishment

Option 2 - Site 4 - 80 pupil expansion (KS1 - 4)

The Former Education Development Centre and Primary School site is of suitable size to accommodate a development to satisfy 80 pupils and associated staff. When compared to option 1 (site 3) the site area is considerably smaller. The proposed option will refurbish the existing blocks referenced A and B on the adjacent site plan. It is proposed to demolish Block C which is presumed to be of failing construction.

Externally, the site is smaller than BB104 guidelines by approximately **5030m²** (without formal games). These external guidelines are not mandatory but it is noted that external play space will be less than option 1. Site area calculations have currently **excluded circa. 814m²** that is currently being used by the neighbouring site - Blakenall Primary School.

Schedule of Accommodation

The calculations for site and building accommodation have been taken from BB104 requirements for 80no. ambulant primary and secondary students.

Total minimum gross area required is circa 2,215m². This would need to be split between refurbished Blocks A & B and the new build provision.
A New build, two storey extension of 630m² area is required. The breakdown of external space required under BB104 is shown below.

	Site Area "Special school (ambulant)" With Secondary Places (sqm)
Soft outdoor PE	-
Hard outdoor PE	280
Soft informal and social area	760
Hard informal and social area	760
Habitat	280
Float	3220
Minimum net site area	6180
Non-net	6180
Minimum gross Area	10880

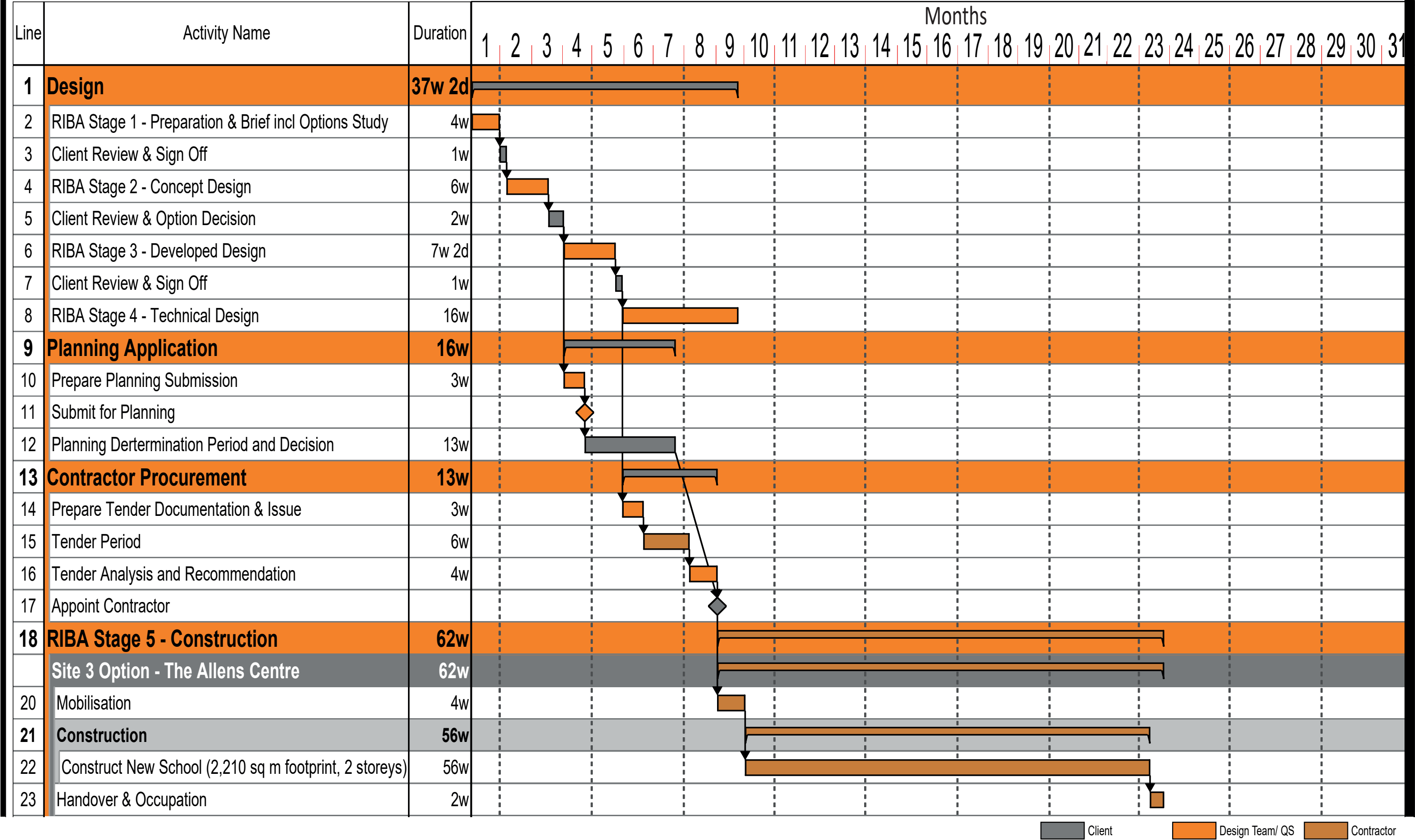
Site Area

It is recommended that the extension be located around the footprint of Block C. The site shares access with Blackenall Primary School. It is recommended that this access is securely gated and fenced to maintain site security. Provision of parking can be retained although this will need to be reduced to allow for hard outdoor PE. The design of this will need to be considered further during RIBA stage 2.

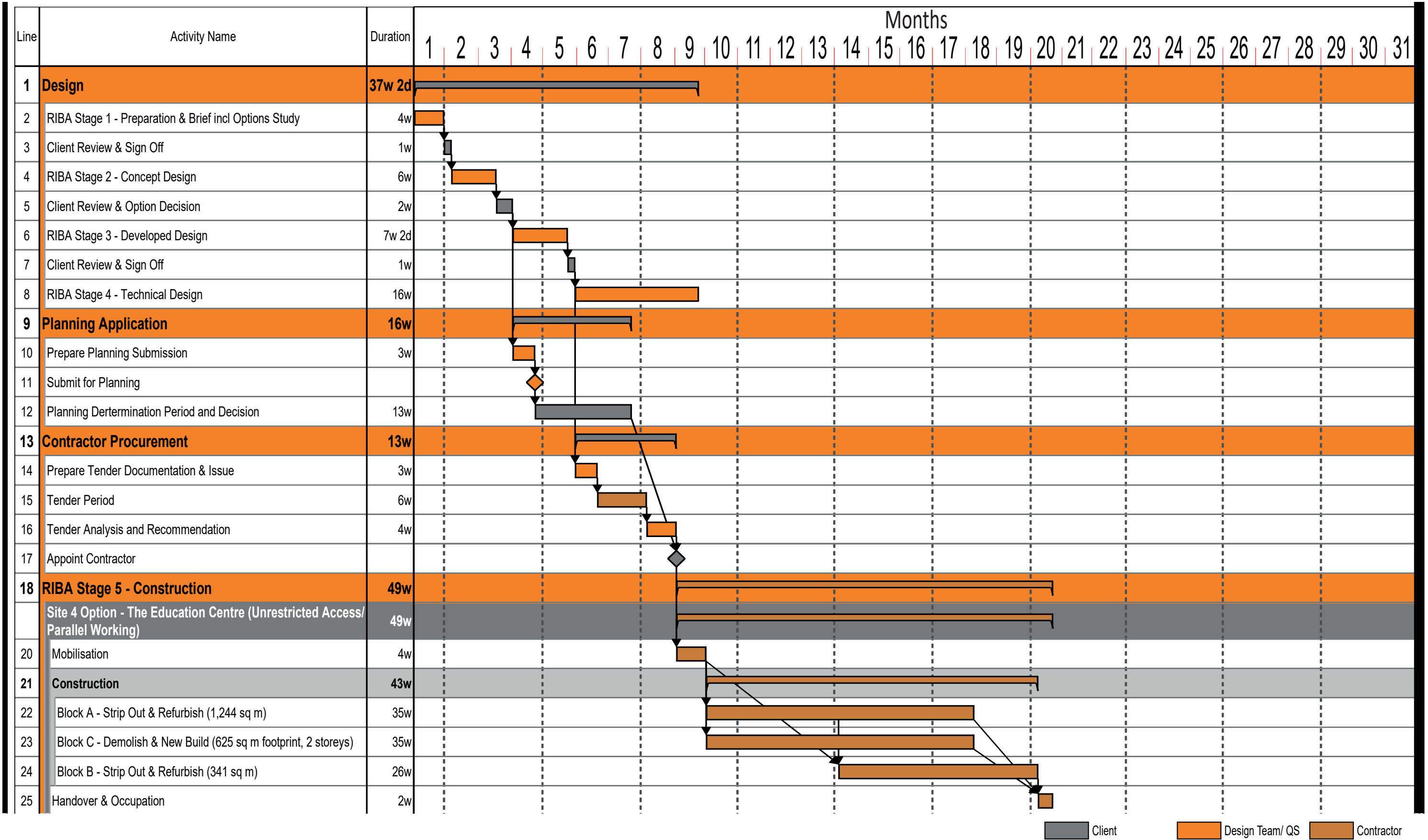


Building areas: **Block A** 1244 m² | **Block B** 341 m² | **Block C** 424 m²(to be demolished) | **New Build Block** 315m² footprint / 630m² area

Programme - Allens Centre



Programme - Education Support Centre



Order of Cost Feasibility

REF	ELEMENT	SITE 3	SITE 4
		THE ALLENS CENTRE	THE EDUCATION CENTRE
1	Facilitating Works	£150,000.00	£100,000.00
2	Building Works	£2,878,200.00	£1,981,500.00
2.1	New Build	£2,878,200.00	£866,250.00
2.2	Refurbishment	-	£1,115,250.00
3	External Works	£721,372.00	£358,145.00
2.1	Site clearance and reconfiguration	£43,092.00	£65,000.00
2.2	Hardlandscaping	£242,000.00	£31,250.00
2.3	Soft Landscaping	£86,425.00	£23,500.00
2.4	Drainage	£116,420.00	£33,900.00
2.5	Site Furniture	£35,000.00	£35,000.00
2.6	External lighting	£30,000.00	£21,850.00
2.7	Boundary Treatments	£68,435.00	£47,645.00
2.8	New incoming statutory services	£100,000.00	£100,000.00
3	Temporary Accommodation	£0.00	£0.00
0 - 3	FACILITATING AND BUILDING WORKS AND TEMPORARY ACCOMMODATION	£3,750,000.00	£2,440,000.00
4	MAIN CONTRACTORS PRELIMINARIES	£450,000.00	£366,000.00
0 - 4	FACILITATING AND BUILDING WORKS (INCLUDING PRELIMINARIES)	£4,200,000.00	£2,806,000.00
5	MAIN CONTRACTOR'S OVERHEADS AND PROFIT	£231,000.00	£168,500.00
5.1	Main Contractor's Overheads (4%)	£168,000.00	£112,380.00
5.2	Main Contractor's Profit (Varies)	£63,000.00	£56,120.00
0 - 5	FACILITATING AND BUILDING WORKS (INCLUDING PRELIMINARIES AND OVERHEADS AND PROFIT)	£4,431,000.00	£2,974,500.00
6	RISK	£562,500.00	£366,000.00
6.1	Design Development (Varies)	£187,500.00	£183,000.00
6.2	Construction (Varies)	£187,500.00	£61,000.00
6.3	Employer Change (5%)	£187,500.00	£122,000.00
7	FEES	£553,875.00	£371,900.00
7.1	Employer's professional and design fees and charges (Say 12.50%)	-	£371,900.00
7.2	Employer's professional and design team fees and changes - RIBA Stage 1 to 4 (Say 8%)	£354,480.00	-
7.3	Contractor's design fees and charges - RIBA Stage 5 and 6 (Say 4.5%)	£199,395.00	-
7	OTHER PROJECT COSTS	£199,260.00	£199,350.00
7.1	ICT Infrastructure	£33,210.00	£33,225.00
7.2	FF&E	£166,050.00	£166,125.00
9	INFLATION	£308,700.00	£145,100.00
9.1	Tender and Construction Inflation (to mid point of construction)	£308,700.00	£145,100.00
0 - 9	FORECASTED CAPITAL COST	£6,056,000.00	£4,057,000.00

Order of Cost Feasibility

BASIS OF CAPITAL COST FORECAST

Principal Qualifications

Ref.	Description
001	The works will be carried out during normal working hours and as continuous operations on site, utilising a standard form of construction contract, with all sub-contract works packages procured competitively.
002	The forecasted costs included are reflective of cost data available to us, reflective of market conditions as at 2Q2019. An allowance for inflation has been included to the mid-point of construction.
003	It has been assumed that the Principal Contractor will be appointed via a recognised framework agreement.
004	A period of 56 weeks has been assumed for construction operations on site in respect of the Allens Centre Site and 43 weeks in respect of the Education Centre Site, the latter based upon unrestricted access and parallel working.
005	No allowance has been included for any specific working practices and/or design stipulations advised by the Principal Designer and/or Principal Contractor.
006	Risk has not been individually assessed and quantified at this juncture, with typical percentage allowances, commensurate with the proposed form of procurement and status of the project's design, allowed for at this stage.
007	Professional and design team fees and charges are based on typical percentages as per the Department for Education Cost Guidance Template
008	The scope of works and particular design requirements in respect of the external works is currently unknown and thus provisional allowances have been allowed based upon a typical scope of works i.e. site strip and levelling removal and provision of new site furniture, new hard and soft landscaping, fencing and external lighting
009	It has been assumed that new incoming statutory service connections will be required for both of the sites.
010	A budget allowance for ICT infrastructure and FF&E has been included at this juncture, that is £15/m2 for ICT Infrastructure and £75/m2 for FF&E.
010	The refurbishment costs in respect of the Education Centre site has been assumed as being medium level of refurbishment as per the Department for Education Methodology within the Cost Guidance Template.
011	The works assumes a design and build procurement route, with the associated separation of professional and design fees between the Employer and the Contractor

Principal Exclusions

Ref.	Description
001	The disconnection, reinstatement and/or upgrading of the existing drainage / public sewer network and other major infrastructure apparatus such as electricity pylons, in order to accommodate the works.
002	Structural works, amendments, incorporation of transfer structures, temporary propping and supporting of any existing structures in connection with the refurbishment works at the Education Centre Site.
003	The provision of loose furniture and works of art and the like.
004	All fees and charges as may be associated with marketing, sales, legal fees, financing and insurances etc.
005	Site specific working restrictions such as site management and operational matters, access and/or egress problems, working hours restrictions and adherence to imposed statutory and regulatory requirements.
006	Significant enabling works i.e. ground stabilisation, bulk excavation including disposal of associated waste classified as hazardous, re-grading of the site, findings associated with dark ground beneath Block C at the Education Centre Site
007	VAT and any other forms of taxation that the works may attract.
008	The impact and/or benefit of any capital allowance or other incentives and grants.
009	Diversions to existing, underground statutory services and utilities.
010	Asbestos in connection with the demolition of Block C at the Education Centre Site.
011	Dark ground and any associated findings following demolition of Block C at the Education Centre Site.
012	The specific requirements of industry recognised design standards and statutory requirements such as BREEAM, CABE, Building Control and Local Planning Authority stipulations etc.
013	Any impact upon the construction sector as a result of the Brexit negotiations.
014	The findings and subsequent requirements of a land title search upon the proposed sites and any associated wayleaves, covenants, easements etc.

Conclusions and Next Steps

Overview

This RIBA 1 report recommends that the site to be progressed is adequately sized to accommodate an 80 place PRU. Please see the Executive Summary page for the high level overview.

As such, the site of the former Allens Centre (site 3) and the Education Support Centre (site 4) are suitably sized to accommodate the brief and have been reviewed further in terms of cost and programme. (Note: A number of options have been considered for each site, however for expediency and clarity, the report concentrates on the optimum solution for each).

Site Evaluation

Allens Centre has the potential to deliver the brief and provide 2215m² of accommodation. With regard to BB104 external space requirements, the site could potentially take up-to a 140 place PRU if required.

Education Support Centre

In terms of BB104, this site is slightly undersized, but includes vacant school buildings. Off-site facilities for sports and recreation would need to be considered. Details of this comparison can be referred to on page 18 and 19 of this report.

Note: It is also understood that the former Allens Centre site has potential for other future use, this may prove to be a key factor when considering the preferred site for the new PRU.

Commercial

The capital cost forecast provided is based upon the building type and accommodation required by BB104. Thus, a £/m² allowance of GIFA has been allocated to the standard building elements as required by the RICS New Rules of Measurement 1. The cost allowances at this stage are based upon DfE Cost Guidance Band F in respect of the new build works and the medium band in respect of the refurbishment works. ICT Infrastructure and FF&E allowance - 75m² and 15m² of GIFA.

Both sites explicitly include a risk allowance for design development, construction and employer change risk. At this stage, these are typically applied percentages (commensurate with RIBA stage 1). However, there is also a degree of risk allowance within the inflation forecast.

Allens Centre

Costs including prelims, fees, OH&P c.£2,735 m²
Risk c. £560,000

Key risks - groundworks and statutory incoming services

Education Support Centre

Costs including prelims, fees, OH&P c.£1,830 m²
Risk c. £370,000

Note: Nett build cost is based on DfE Refurbishment Medium Band.

Key risks - demolition, external works, internal / external building condition improvements

The Education Support Centre involves a lower capital cost, however this should be considered in conjunction with the ongoing operational, life cycle, energy costs which could be considered in further detail.

Programme

Programmes for both projects have been developed to forecast the anticipated dates and timescales for the various project activities. It is used as a primary tool for managing and monitoring of progress throughout the project duration. It is understood that the reprovision of New Leaf PRU is required as soon as possible. (A version of the programmes including dates are available for review) The programmes included in this report suggest the following durations from commencement of the design (6 June 2019) to occupation:

- Allens Centre 99 weeks
- Education Centre 85 weeks

Next Steps



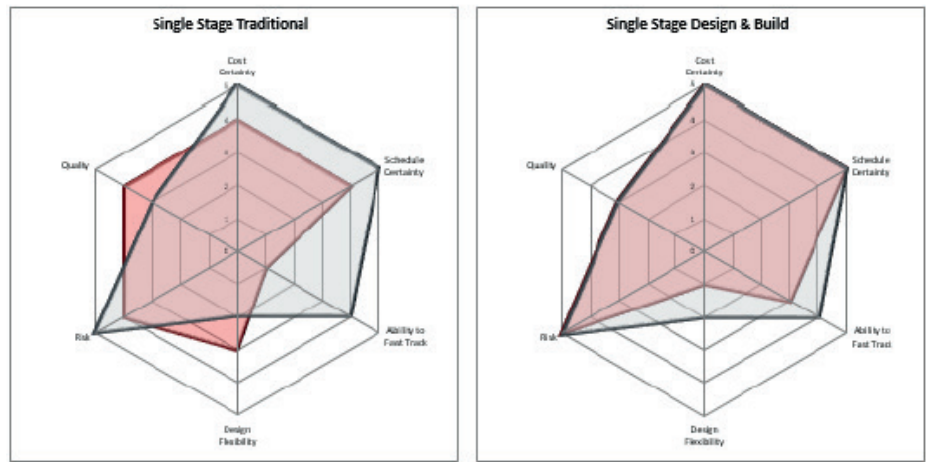
The following actions are proposed:

- A review meeting is arranged with Walsall Council to determine the preferred site location.
- The project team are instructed to proceed to RIBA stage 2
- A meeting will be held with the Education Team and the Headteacher of New Leaf to develop a Schedule of Accommodation and the potential use of offsite facilities.
- Detailed plans will be developed along with further site analysis and surveys to be undertaken
- Workshops with all stakeholders, a review of alternative construction approaches and cost implications such as lease costs, building costs, detailed programme and risks

- Early consultation with the Local Planning Authority, Highways, Sport England, Building Control

Procurement Strategy

Based on the type and value of the works on each site, a number of procurement options are available. Once the preferred site has been identified, a **Procurement Workshop** can be held with all stakeholders to determine the Client's critical success factors. Factors to be considered will typically include programme, cost, risk and quality objectives. Example graphics are shown below:



Procurement Route Mapping examples

Early indications suggest that a Traditional or Design and Build strategy would be suitable for the works. In parallel and due to the likely forecast of cost, consideration may also need to be given to the Public Procurement Regulations 2015.

One approach to satisfy all of these aspects would be to procure the works via a recognised Framework - for example the ESFA / DfE Framework. This provides a list of pre-qualified contractors with accepted percentage additions for overhead and profit and preliminaries.

Project Risks and Issues

Planning consent may be contentious for the former Allens centre being located in a predominantly residential area. Early engagement with the Education Team and School in RIBA stage 2. Limited site/building information - additional surveys are required. Discuss and quantify any programme deadlines for the completion of the new PRU facility.

Walsall Pupil Referral Unit

Options Appraisal

RIBA 1 Report



Walsall Council



Design & Consultancy
for natural and
built assets



Walsall Pupil Referral Unit
Options Appraisal
RIBA 1 Report



Walsall Council



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Version Control

Issue	Rev No.	Date Issued	Rev. Page No.	Description of Revision Comment	Author	Reviewed by
Draft Issue	-	18 August 2019		Excluding costs	GL	DJ
Formal Issue		1 Sept 2019		Including costs	GL	DJ
Formal Issue	A	11 Sept 2019		Incorporating Client comments	GL	DJ

Executive Summary

Overview

This RIBA 1 report follows a high level review of six development sites to accommodate an 80 place Pupil Referral Unit (PRU). The sites are listed below:

- 1. Rowley Robins - former nursery
- 2. Essington Lodge - existing building occupied by Childrens Services.
- 3. Allens Centre - vacant brownfield site - suitable for new build
- 4. Education Support Centre - two vacant school buildings - available for refurbishment / extension
- 5. Pinfold Centre - proposed demolition and new build
- 6. Jane Lane School - operational SEND school

Client Brief

The Client Brief for this report requires accommodation for an 80 place PRU to be provided on sites 4 and 5 above. With BB104 building and site area requirements in mind, it was agreed the combined use of both sites should be considered. Both sites are also currently vacant and hence suited to immediate redevelopment.

Risk

The key risk to the future development of both sites combined is the proposed diversion of the Public Right of Way that currently splits the Education Support Centre (ESC) site from the Pinfold Centre. This risk could be eliminated by the use of a gated connection between the sites.

Recommendation

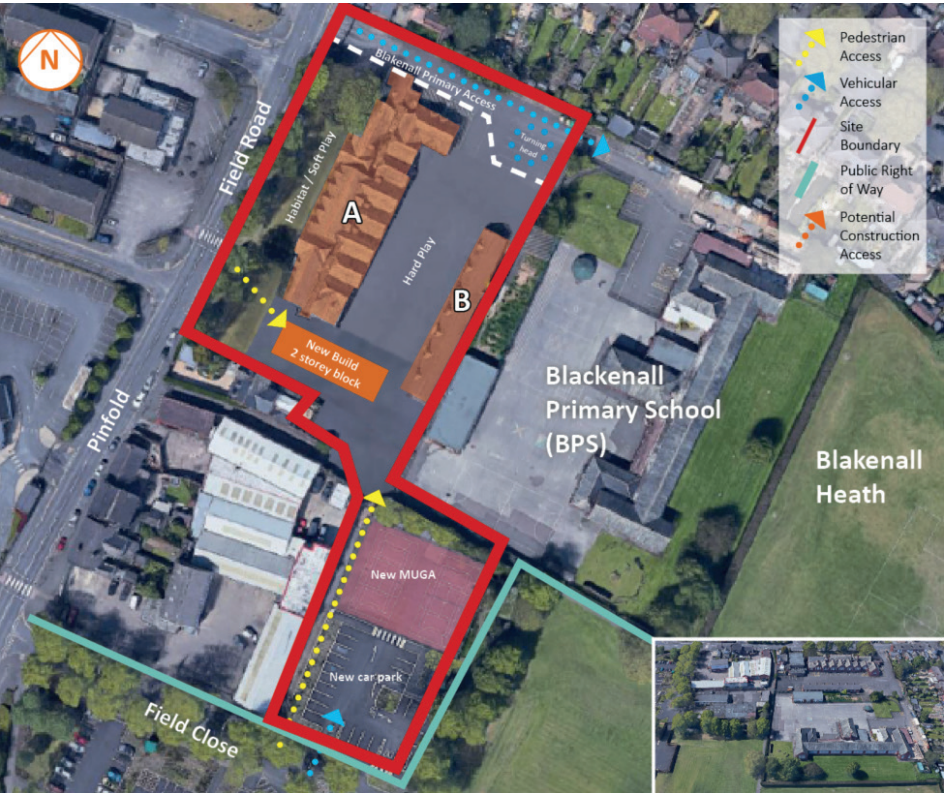
There are a number of factors to consider which are identified in the following graphic. Both sites provide the same site area of 8,705m² which falls short of the 10,880m² required by BB104. However, with a building footprint approximately half the size of the refurbishment option, the new build solution will provide circa 800m² more external play / recreation space to the ESC part of the site.

The new build option assumes unrestricted access during construction by forming a temporary vehicular access from Field Road. This would also maintain better access to Blakenall Primary during the works.

In terms of maintenance / operational costs the new build option would also be the preference.

With capital cost and budget in mind, the refurbishment option would be the preferred solution costing 30% less than the new build option.

Refurbishment option



Refurb/Demo/New Build

Vacant site and buildings

Site Area 8,705m²

Risk

Programme 75 weeks

Capital Cost £4.74M

Cost / m² £2,100

New Build option



Demo/New Build

Vacant site and buildings

Site Area 8,705m²

Risk

Programme 71 weeks

Capital Cost £6.86M

Cost / m² £3,000

Introduction

Background

Arcadis were commissioned by the Walsall Council to review the suitability of six sites across Walsall for future use as a Pupil Referral Unit for ages ranging from KS1 to KS4. Two previous reports have been produced by Arcadis to consider the new location for the New Leaf PRU:

- To identify the potential re-use of the Rowley Robins as a temporary provision.
- To review 6 sites across Walsall, taking into account the option to split provision (20, 60 and 80 place options) at 2 or more sites. Sites included: Rowley Robins, Essington Lodge, Allens Centre, Education Support Centre and Jane Lane School for permanent provision.

The report identified that an 80 place PRU would be more efficient than splitting the delivery across two sites (60 place PRU / 20 place hub) with regard to cost, space requirements and operational efficiencies.

Further to Client review of those reports, Arcadis have now been instructed to produce **a new RIBA 1 report focused on the Education Support Centre and adjoining Pinfold Centre** located in the Blakenall Heath area of Walsall.

Project Brief

The new RIBA 1 report should consider 3 options including:

1. Refurbish/remodel/extension to the ESC site only
2. Refurbish/remodel/extension to the ESC and Pinfold sites combined
3. New build accommodation to the ESC and Pinfold sites combined

Proposals will be based on an 80 place PRU with adequate open space for external recreation and play for the pupils. Other considerations or assumptions include:

- Evaluate the combined use of Pinfold Centre and Education Support Centre sites in relation to the diversion of an existing Public Right of Way (PROW) running between the sites
- Assume all of ESC and Pinfold (would need to be demolished) are vacant/available for use
- Consider off-site provision of outdoor space elsewhere (but highlight the management challenges)

- Need to highlight the temp provision on the Blakenhall site (Walsall to confirm redline boundary) and the land this ‘borrows’ from ESC and that it could need to be re-located for a long term solution – but assume that Blakenhall retain this area for now.
- Highlight the shared access issues and what might emerge around school parking/use by parents of areas needed for the PRU etc
- Review and update costs and programme for the options
- Any proposed expansion to be evaluated against BB104 Standards
- Consider the suitability oand condition of accommodation for young people in Alternative Provision.
- Consider the arrangements for car parking on site and drop-off of pupils.
- Identify key risks and issues

Building Bulletin 104

Area guidance for Alternative Provision (AP), typically known as a Pupil Referral Unit (PRU), is provided in Building Bulletin 104 (BB104). The BB104 external area schedule below shows the **BB104 site area requirements for an 80 pupil PRU facility**.

	Site Area “Special school (ambulant)” With Secondary Places (sqm)
Soft outdoor PE	-
Hard outdoor PE	280
Soft informal and social area	760
Hard informal and social area	760
Habitat	280
Float	3220
Minimum net site area	6180
Non-net	6180
Minimum gross Area	10880

AP accommodation addresses the additional needs for a group of vulnerable pupils and staff. Behavioural, social and emotional difficulties can manifest in many ways from pupils being withdrawn and preferring to isolate themselves to displaying behaviour which is disruptive and challenging to manage. These may be underlying mental health difficulties such as anxiety or

depression or the pupil may have a disorder such as attention deficit disorder, attention deficit hyperactive disorder or attachment disorder. It is anticipated that the pupils will need extra space to move around and to ensure a comfortable distance between themselves and others. They may need to be withdrawn from their group or some may have outbursts and need a safe place to calm down. Some may need behaviour support or counselling which should take place in a quiet supportive environment. For this reason, AP accommodation requires more area per pupil place than mainstream schools. This is because:

- Pupils are taught in smaller groups - for Primary PRUs this is averaging around 8 to 10 pupils per group;
- Staff to pupil ratios are higher, teaching assistants or support staff work alongside the teacher or give support in a separate space;
- Multi-agency meetings are common during the school day requiring confidential meeting rooms. These areas can also be used for the delivery of individual intervention and therapy sessions
- Pupils who are easily agitated often need more personal space around them;
- Pupils in special schools and AP need individual teaching, counselling and therapy, requiring a range of small spaces;
- Visiting professionals, such as speech and language therapists, need access to a desk space and storage in addition to the teaching areas.

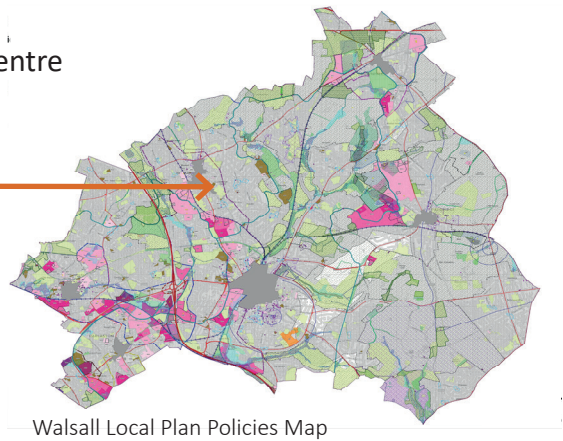


View across the Pinfold Centre site to the PROW and ESC site

Site Analysis - Education Support Centre

Address

Former Education Support Centre
Field Road
Bloxwich
Walsall
WS3 3JF



Site Context

Site Area: 5,850 m²

Flood Risk: The site lies within a Flood Risk Zone 1 and is therefore at low risk of flooding.

Tree Preservation Order: There are no known Tree Preservation Orders affecting this site.

Public Right Of Way (PROW): There is a PROW to the south, located between this site and the derelict Pinfold Centre.

As shown on the Walsall Local Plan Policies Map above the site is located within area of Willenhall designated as:

HO126 - land allocated for new housing development

Site

The total **site area of 5,850m² falls short of the 10,880m²** required by BB104.

The ESC site area shown red excludes the land marked D. This land (shown as a dashed white line) is currently in use by Blakenall Primary School, housing a modular education building. For the purpose of the report it has been assumed that this land will remain with Blakenall Primary and will be discounted from all area calculations.

It should also be noted that the northern end of the site includes vehicular and pedestrian access to Blakenall Primary, with drop-offs for Blakenall currently occurring with the ESC site.

The impact of additional traffic and **risk of congestion**, along with the safeguarding of pupils and staff will need to be considered in the next stage of the project.

Building condition

This site currently consists of three buildings (referred to as A, B & C within the report). Blocks A & B were inspected during a site visit on 21st May 2019. There was no access to Block C however, it is understood this building is to be demolished.



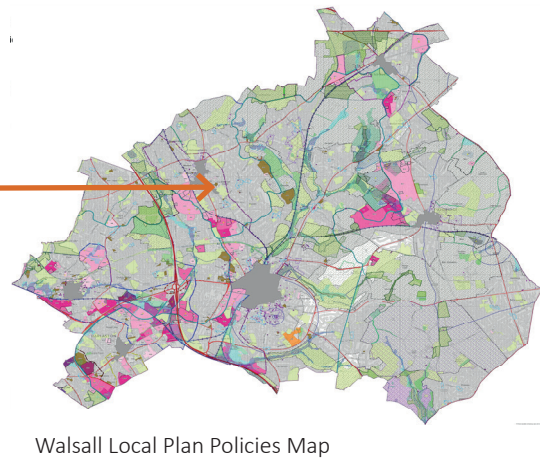
Site Location Plan

A - Main Block B - additional accommodation C - Condemned Block D - TMB for Blakenall Primary

Site Analysis - Pinfold Centre

Address

Pinfold Centre
Field Close
Bloxwich
WS3 3JF



Site Context

Site Area: 2,800 m²

Flood Risk: The site lies within a Flood Risk Zone 1 and is therefore at low risk of flooding.

Tree Preservation Order: There are no known Tree Preservation Orders affecting this site. There are however a number of mature trees to the south and east of the site

Public Right Of Way (PROW): There is a PROW to the north, located between this site and Blakenall Primary school. There is also a Right of Access to the Pinfold Industrial Estate as shown across, although it doesn't appear to be in use (the gates are kept locked).

The Pinfold Centre is located approximately 2.5 miles north of Walsall town centre and is situated off Field Close adjacent to land allocated to the Town Centre of Bloxwich.

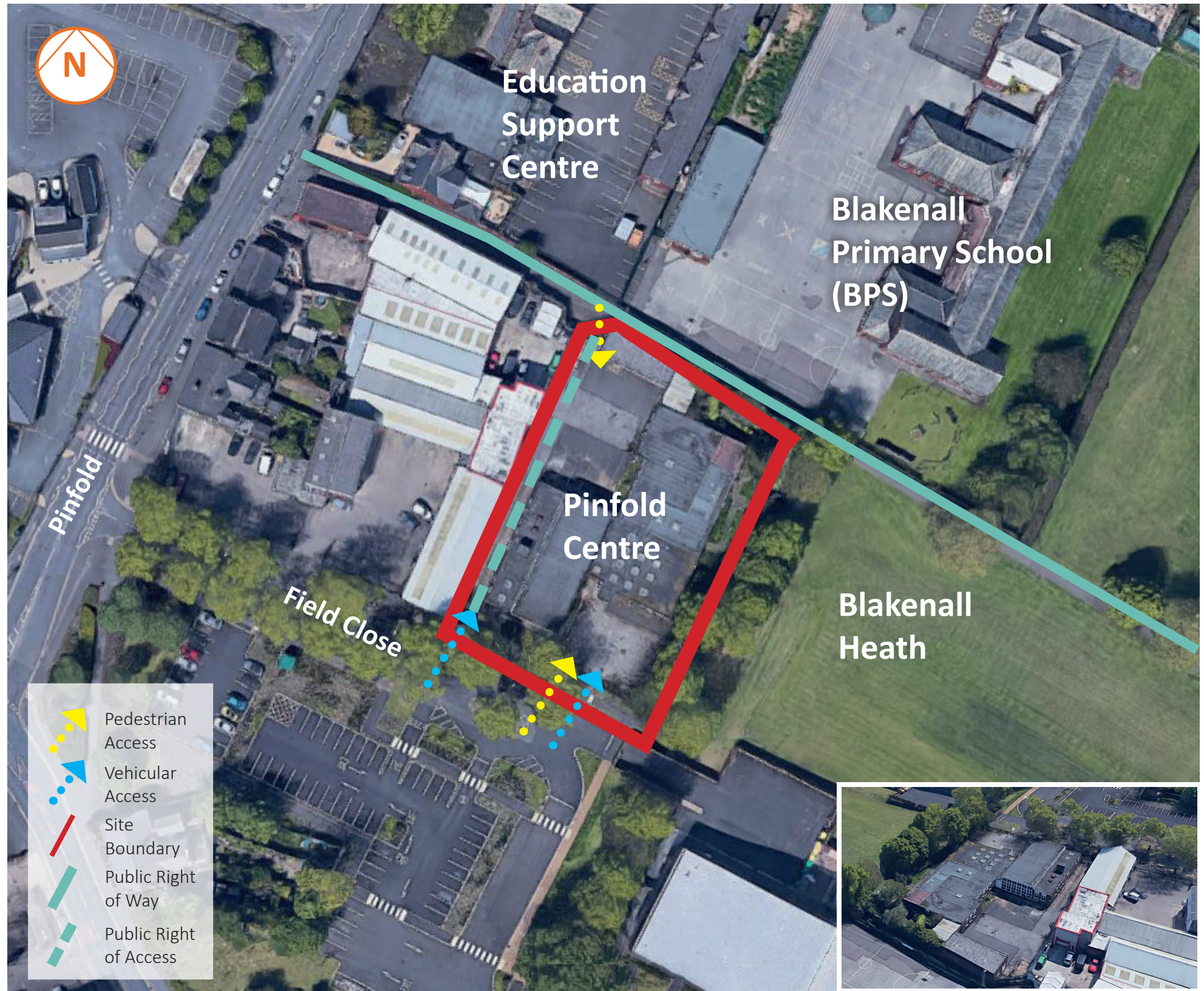
Site

The total **site area of 2,800m²** falls short of the **10,880m²** required by BB104. This site currently consists of one fire damaged building which is proposed to be demolished. The site has limited play area due to building footprint.

The site has two vehicular access points on Field Close. The main pedestrian entrance is also located on Field Close. During the site inspection it was also noted there was a disused/gated entrance to the north accessed from the PROW.

Building condition

The former day care centre building is heavily vandalised and subject to arson. The building was considered by the client to be uneconomical to refurbish. Further to this it was determined the site was too small for an 80 place PRU.



Existing site layout

3D view of the site

Site Analysis - ESC and Pinfold Centre



Extract from Walsall Public Rights of Way Map

Site Area:	
Education Support Centre	5850m ²
Pinfold Centre	2800m ²
Additional adjoining land (PROW)	55m ²
Total site area	8705m²

The total **8,705m²** site area of the combined site falls short of the **10,880m²** required by BB104. It should be noted here that BB104 is not mandatory and the use of both sites combined provides a significant improvement to the Education Support Centre site alone.

If the Pinfold site were used for sports / recreation and drop off / car parking space, the need to divert the PROW could be further considered in conjunction with the school.

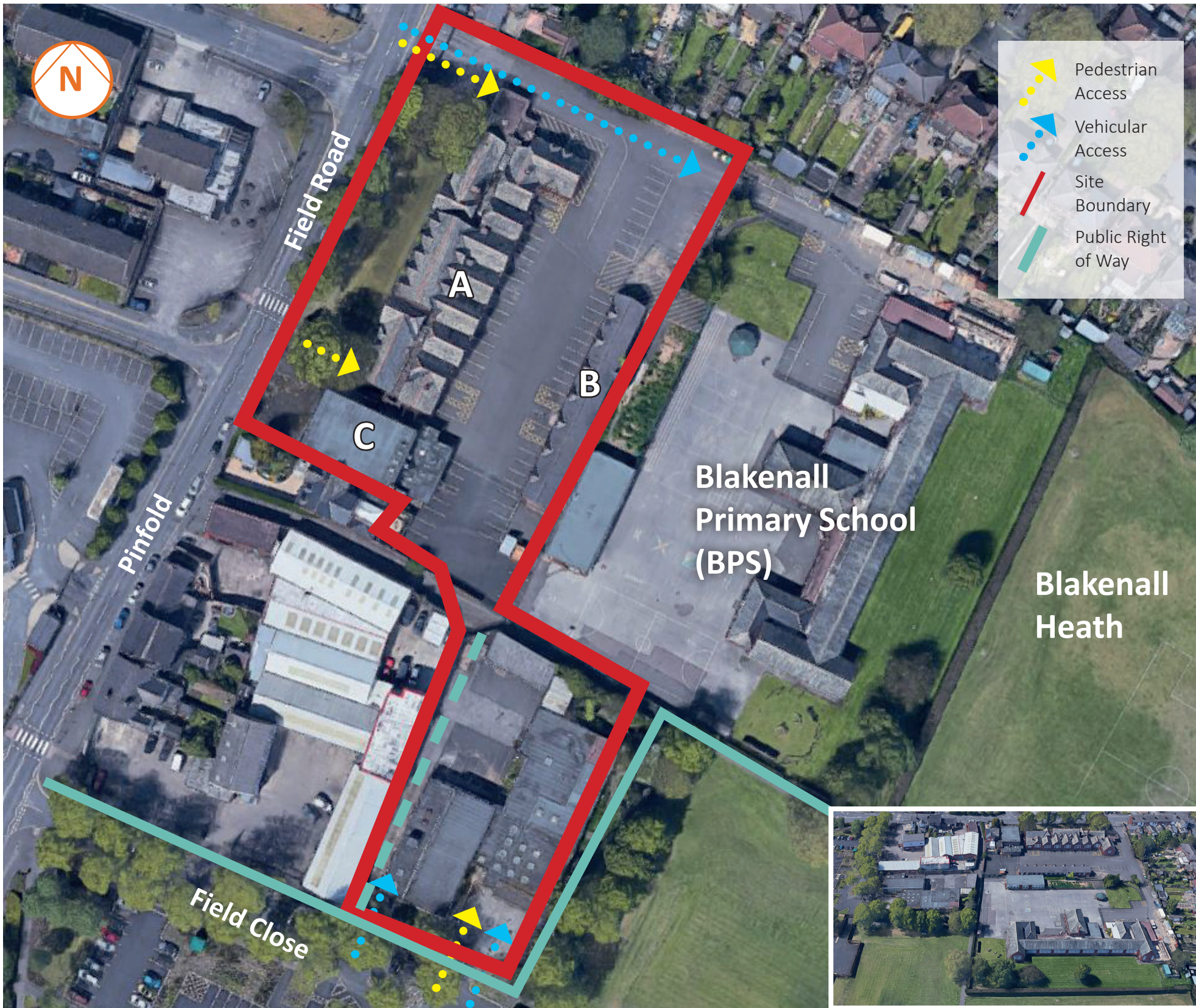
Remaining as two separate sites, the site area would reduce to 8650m².

Access

The combined site has potential for future vehicular or pedestrian access from Field Close or Field Road. The use of Field Close for access would be advantageous in reducing the potential congestion and safeguarding issues associated with a shared access with Blakenall Primary School.

Public Right Of Way (PROW)

At the time of this report, Arcadis have contacted Joanne Sheeran of the Walsall PROW team and are awaiting a response to determine the issues and expected timescale to progress an application for diversion.



Existing site layout

3D view of the site from Blakenall Heath

Education Support Centre - Fabric Condition

General Description

The site consists of two separate single-storey buildings, situated in Blakenall Heath area of Walsall. The buildings are currently unoccupied and have not been in use for a number of years. The buildings mainly consist of empty classroom type spaces. There are WCs facilities to both buildings, but no disabled accessible toilets. The plant rooms are located internally within the buildings.

External Fabric

The existing buildings are of traditional construction, built with red fair faced bricks laid to an English bond pattern, with brick corbel, dentil and other architectural features. The brickwork is in fair condition though cracking was noted; however, the mortar pointing has failed in numerous locations and needs extensive repointing. Access for repointing to the rear elevation of the smaller of the two buildings is restricted by fencing which will require removal and reinstatement to facilitate any works. As the external walls are solid masonry with no cavity, they will have limited insulating qualities. Plant growth is evident to a number of areas, in particular around rainwater hopper heads, which needs remediation works.

The pitched roof structures are assumed to be timber framed, with steel tie bars and are finished with natural slates and clay ridge tiles.



Front Elevation of Block A facing Field Road



Patch repairing has been undertaken with fibre cement slates, which are unaesthetic when viewed against the original natural slates. The roof coverings are in fair condition, though further detailed inspections are highly recommended as numerous defects are likely to exist, due to the extent of the internal water penetration issues noted. Timber decay as a result of water penetration to the roof structure or similar may also be present, which will need to be investigated further. The rainwater goods are cast iron and are in poor condition, and replacement is recommended with modern polyester powder coated aluminium for durability and reduced long term maintenance expenditure. Insulation



Rear Elevation of Block A facing hard play / car parking

within the roof void areas could not be verified, and opportunities to improve the thermal performance of the building with increased insulation thicknesses may exist.

The larger block has a number of flat roof areas which are believed to be all weathered with felt. Anti-climb razor spikes are also installed which restricts access to the flat roof areas. Due to the extensive water penetration issues internally, and directly beneath these areas, repairs will be likely which will need verification via further inspections. Rooflights are also present to the central flat roof area. These rooflights are also suspected to be defective due to the water penetration issues noted in close proximity. The level of insulation to the flat roof areas could also not be ascertained from a visual inspection, and opportunities may exist to improve the thermal performance of the building with increased insulation thicknesses, though this will result in replacement roof coverings.

The windows and doors are double glazed PVC throughout, which are in reasonable condition. It was noted that the seals have failed to numerous windows resulting in misted double glazed units, as well as ironmongery defects, which require replacement and remedial works. It is recommended for improved durability that the external access doors are replaced with robust polyester powder coated aluminium.

To the perimeter of the site boundary, fencing consists of timber close boarded, powder coated palisade, railings, brick walling to varying heights and quality. The main entrance gates to the site, which has shared access Blakenall Junior School are powder coated steel railing type, which are manually operated and are in reasonable condition.

Pedestrian paths around the site and buildings are macadam, which are generally in a good condition. Ramps to facilitate disabled access to both of the buildings are non-compliant with modern standards. Upgrading works would be recommended. Remaining soft landscaping is grass in a reasonable condition. Some established trees are also present within the site, at the Field Road boundary. Access roads and car parking provisions are macadam surfacing. Car parking is distributed throughout the site, and consideration should be given to rationalisation of parking spaces and safe segregation from pedestrians. Parking bays are generally marked out with thermoplastic lining, including disabled bays, which would benefit from relining in conjunction with a revised parking layout plan.

Education Support Centre - M&E Condition

Mechanical

Gas

The incoming mains to the larger block appears to be adequate for the current gas load and is complete with gas isolation valve. Overall the gas distribution system appears to be in reasonable condition, subject to statutory testing and inspection. However, the gas pipework has been isolated at the meter point. The smaller of the two blocks is heated via a very old oil boiler with no gas noted.

Water

Currently, the water is turned off on the vacant site, however, it would appear to be adequate for its current use. If additional appliances were to be added, larger incoming mains would need to be considered to adequately compensate for any lack of capacity or low pressure. The larger block has a Mikrofill pressurisation unit fitted as part of the installation completed in January 2009. The smaller block has an F&E tank and we would recommend that the block is converted to mains pressure cold water. Hot water generation within the larger block is via electric immersion heaters and appears in reasonable condition. The smaller block hot water is generated by point of use heaters and we would recommend their replacement. Within both blocks' checks would need to be undertaken to ensure no dead legs were present.

Heating

In the larger block 3No. Mikrofill Ethos 90kW boilers were installed in January 2009 as part of the refit and appear in reasonable condition. However, with the building vacant and not used for several years a full system check would need to be undertaken to ascertain the boilers performance. Allowance should be made to replace the boilers if they have not been serviced in accordance with recommended service guidelines. Distribution pipework provide heating to new fan coil units that appear in a reasonable condition. For the smaller block the existing oil boilers are beyond their economic life and require replacement. We would recommend the complete renewal of the heating system and associated equipment, in compliance with Building Regulations Part L 2B. The new system should be designed to suit the new building use and layout.

Ventilation

The current ventilation strategy throughout the two blocks is predominantly natural ventilation via window openings and doors. To achieve compliance with BB101 (2018) a completely new ventilation strategy is required for all classrooms. All other non-teaching rooms would be either naturally or mechanically ventilated depending upon their final location within the new layout. Toilet extract units are outdated and in need of upgrade.

Electrical

Switchgear, Cables, Containment and Accessories

The sub distribution and cabling are aged, in some cases damaged and surpassed its economic life. Any modification to the circuits would require those circuits to be brought in line with the latest BS7671 18th Edition of the IET Wiring Regulations. As part of bringing the circuits in line with the latest edition, the circuits will require RCD protection which in general is not possible with the current distribution boards. Where this can be achieved the current cabling would cause the RCD's to trip, leading to the requirement for a rewire. Due to the requirement for new distribution cabling, the main switchgear will require replacing and upgrading in line with BS7671 18th Edition as they may contain ACM's, new cables cannot be connected to these. The cables should be adequately supported either by containment or the appropriate clips. As it is extremely dangerous for fire fighters if the cables are unsupported. Some of the accessories are in a reasonable condition and if required could be retained for reuse in the next stage.

Lighting

The general lighting throughout the block is typically a mix of single/ twin fluorescent and circular lamps, with manual lighting control in most areas. All areas within the main building have old luminaires which requires upgrading in order to achieve lux levels in accordance to CIBSE LG5 and BB090. It is recommended that general and emergency lighting installation throughout the school is upgraded to energy efficient LED. A Salix loan may be obtained to help with the cost of this replacement. This solution will reduce energy cost and ensure that general and emergency luminaires are in accordance with BS 5266. The external lighting should be replaced, and the lighting level required to meet the requirements of the security systems.

Fire Alarm

The fire alarm system is aged, non-compliant and does not meet the requirements of Approved Document M. If it is a requirement of the insurers to have a fire detection system, then Walsall MBC need to ensure regular testing and maintenance of the system is carried out. Should there be a fire the insurance company may not cover the building.

Data

A split air conditioning unit is sited within the server room however the data cabinets were removed. The current capacity is likely to not be suited to the proposed scheme.

Security and Access Control

There was no evidence of a CCTV or access control system. A Chubb Intruder alarm appear to be in a poor condition, and we would recommend upgrading the system. We were unable to see if these were fully functional due to the isolation of the power.

Lightning Protection

We would recommend that a risk assessment is carried out to see if lightning protection is required.



Existing plant room in the ESC

Site Proposals - Education Centre site only - Refurbishment / New Build

Building Proposals

Demolition: Block C
Refurbishment: Block A and Block B
New Build: 630m² 2 storey block

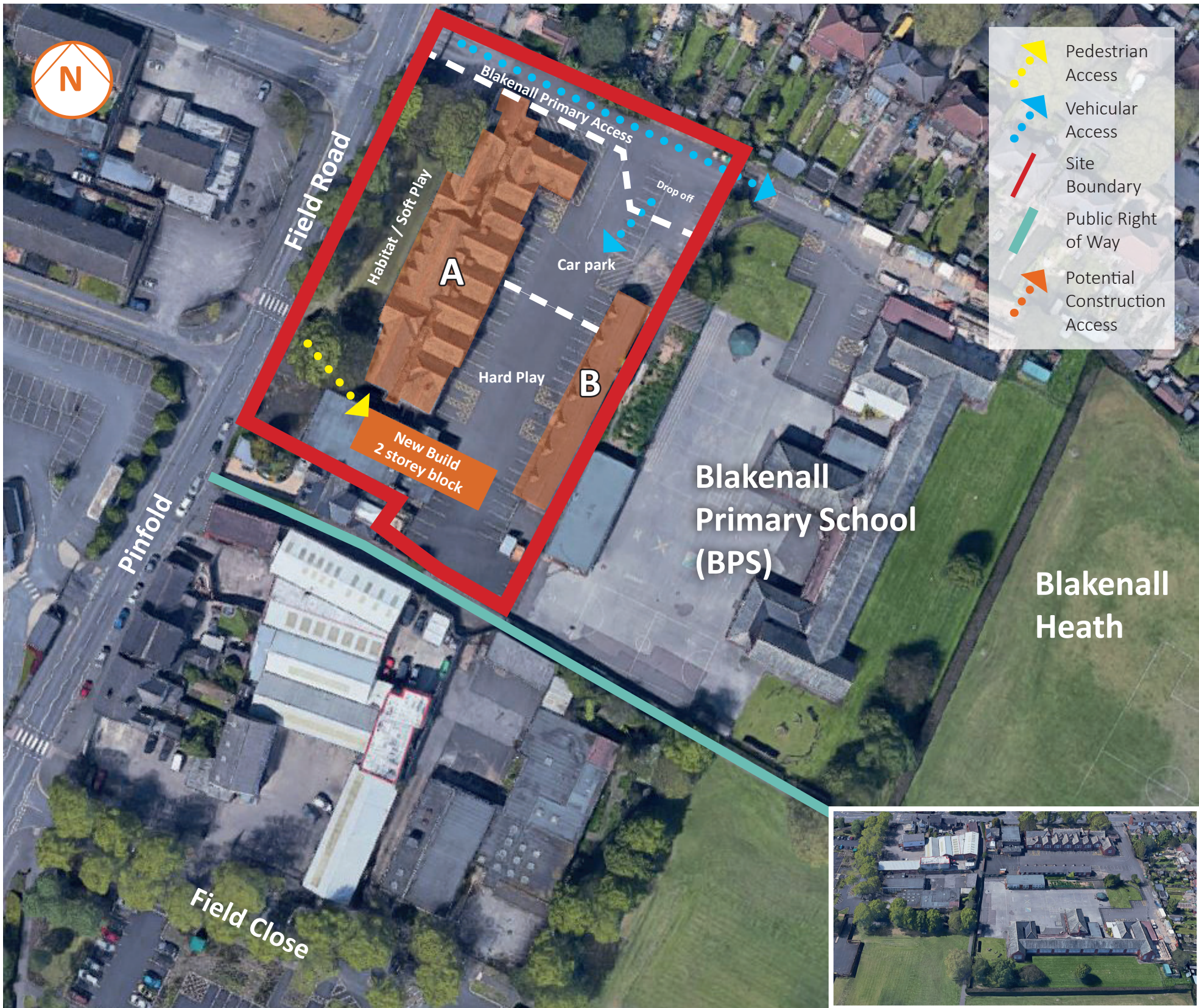
This option to locate a new 80 place PRU on the former Education Development Centre site was included in the previous multi-site RIBA 1 report issued July 2019. The proposed option includes the refurbishment of existing buildings A and B, the demolition of Block C which would be replaced by a new 2 storey building. The use of the new building could form the new reception and admin facilities for the new PRU.

Site

The total 5,850m² site area of the combined site falls short of the 10,880m² required by BB104. Blakenall Primary school access and drop off requirements will also need to be considered. The area shown by the dashed white line equates to 950m². This further reduces the available site area to 4,900m². On-site staff car parking would further reduce external recreation space and would only offer parking for a proportion of the total PRU staff with others having to park offsite. There is also inadequate space for formal games within the site, therefore offsite / shared facilities would need to be used. Due to the space limitations of the ESC site alone, it is recommended that the combined use of the ESC and Pinfold Centre be selected.



Shared vehicular access with Blakenall Primary School



Existing site layout



3D view of the site from Blakenall Heath

Site Proposals - Refurbishment / New Build



Extract from Walsall Public Rights of Way Map

Building Proposals

Demolition: Block C
Refurbishment: Block A and Block B
New Build: 630m² 2 storey block

Site

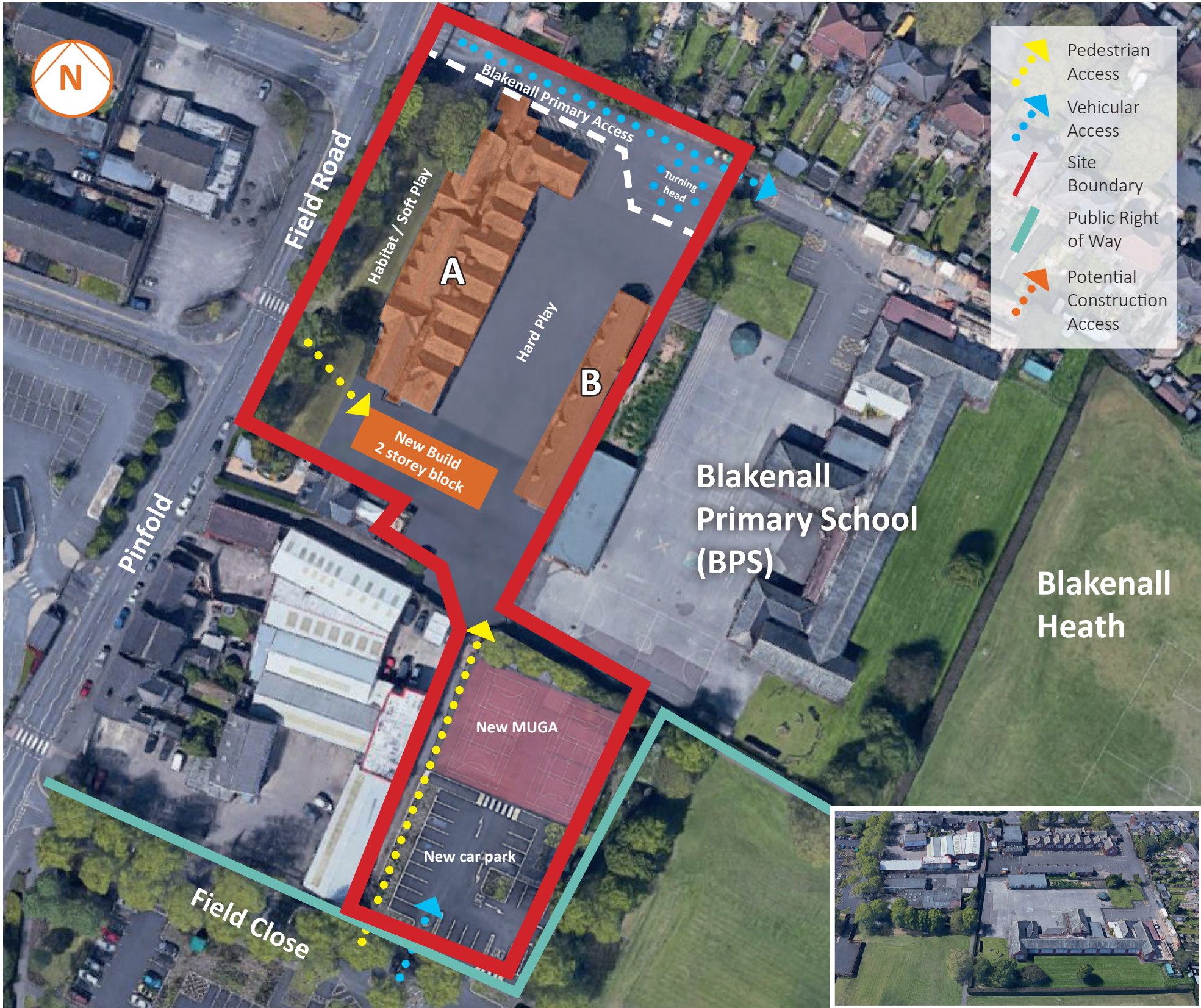
The total 8,705m² site area of the combined site falls short of the 10,880m² required by BB104. Blakenall Primary school access and drop off requirements will also need to be considered. The area shown by the dashed white line equates to 950m². This further reduces the available site area to 7,755m². It should be noted here that BB104 is not mandatory and the use of both sites combined provides a significant improvement to the Education Support Centre site alone.

Access

In order to segregate the Blakenall and PRU vehicular and pedestrian entrances, the use of Field Close for drop off / parking would be advantageous in reducing the potential congestion and safeguarding issues associated with a shared access with Blakenall Primary School. The size of the Pinfold site would suit future use new school car park and formal games / MUGA facility (to be agreed). (Note: number of car parking spaces to be agreed)

Public Right Of Way (PROW)

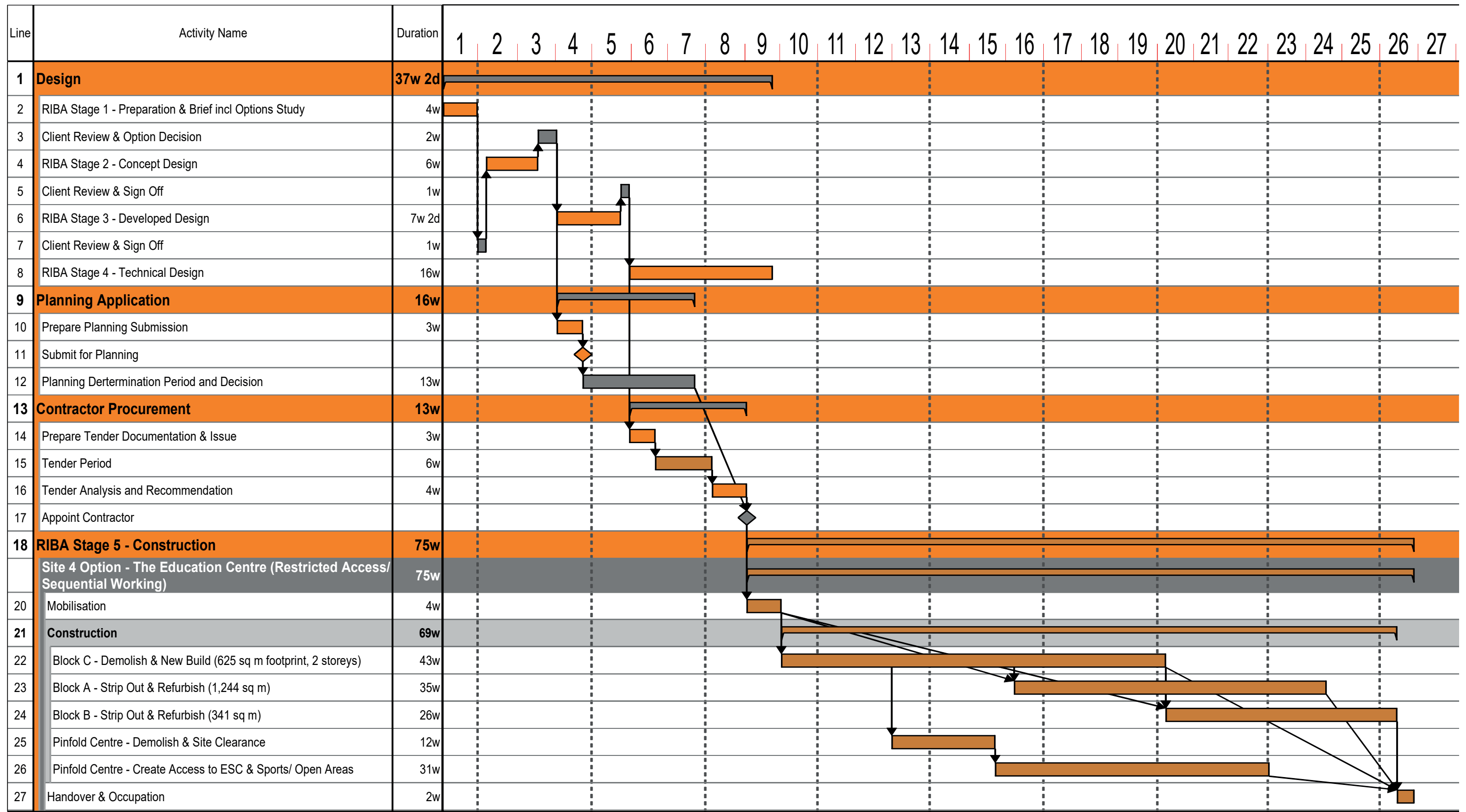
It may be necessary to divert the existing PROW around the Pinfold Centre site as shown (see Conclusion and Next Steps for further details).



Existing site layout

3D view of the site from Blakenall Heath

Programme - Refurbishment / New Build (Restricted Access)

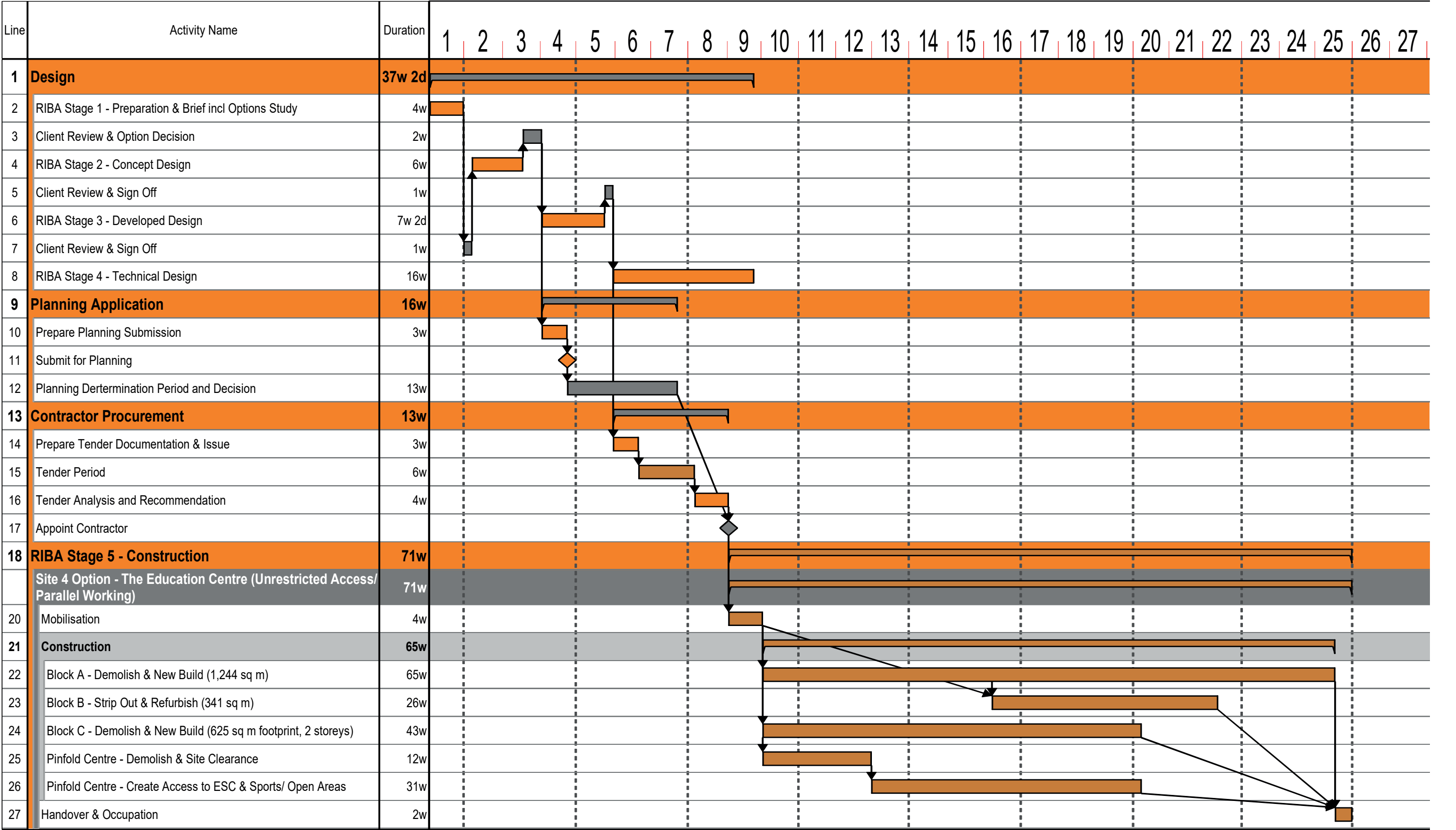


Client

Design Team/ QS

Contractor

Programme - New Build (Unrestricted Access)



Client Design Team/ QS Contractor

Order of Cost Feasibility

REF	ELEMENT	SITE 4	SITE 4
		THE EDUCATION CENTRE & PINFOLD SITE (New Build and demolition)	THE EDUCATION CENTRE & PINFOLD SITE (New build extension and refurbishment and demolition)
1	Facilitating Works	£350,000.00	£225,000.00
2	Building Works	£3,045,625.00	£1,981,500.00
2.1	New Build	£3,045,625.00	£866,250.00
2.2	Refurbishment	-	£1,115,250.00
3	External Works	£1,049,955.00	£739,430.00
2.1	Site clearance and reconfiguration	£0.00	£50,000.00
2.2	Hardlandscaping	£408,800.00	£234,050.00
2.3	Soft Landscaping	£178,000.00	£143,000.00
2.4	Drainage	£129,675.00	£48,900.00
2.5	Site Furniture	£47,500.00	£47,500.00
2.6	External lighting	£47,980.00	£47,980.00
2.7	Boundary Treatments	£68,000.00	£68,000.00
2.8	New incoming statutory services	£170,000.00	£100,000.00
3	Temporary Accommodation	£0.00	£0.00
0 - 3	FACILITATING AND BUILDING WORKS AND TEMPORARY ACCOMMODATION	£4,446,000.00	£2,946,000.00
4	MAIN CONTRACTORS PRELIMINARIES	£533,520.00	£441,900.00
4.1	Main Contractor's Cost Items	£533,520.00	£441,900.00
0 - 4	FACILITATING AND BUILDING WORKS (INCLUDING PRELIMINARIES)	£4,979,520.00	£3,387,900.00
5	MAIN CONTRACTOR'S OVERHEADS AND PROFIT	£273,900.00	£203,300.00
5.1	Main Contractor's Overheads (4%)	£199,181.00	£135,516.00
5.2	Main Contractor's Profit (Varies)	£74,693.00	£67,758.00
0 - 5	FACILITATING AND BUILDING WORKS (INCLUDING PRELIMINARIES AND OVERHEADS AND PROFIT)	£5,253,500.00	£3,591,200.00
6	RISK	£578,000.00	£442,000.00
6.1	Design Development (Varies)	£288,990.00	£220,950.00
6.2	Construction (Varies)	£66,690.00	£73,650.00
6.3	Employer Change (5%)	£222,300.00	£147,300.00
7	FEES	£577,885.00	£395,100.00
7.1	Employer's professional and design fees and charges (Varies)	-	-
7.2	Employer's professional and design team fees and changes - RIBA Stage 1 to 4 (Say 8%)	£420,280.00	£287,296.00
7.3	Contractor's design fees and charges - RIBA Stage 5 and 6 (Say 3%)	£157,605.00	£107,736.00
7	OTHER PROJECT COSTS	£199,400.00	£142,700.00
7.1	ICT Infrastructure	£33,225.00	£23,775.00
7.2	FF&E	£166,125.00	£118,875.00
9	INFLATION	£252,800.00	£172,800.00
9.1	Tender and Construction Inflation (to mid point of construction)	£252,800.00	£172,780.80
0 - 9	FORECASTED CAPITAL COST	£6,862,000.00	£4,744,000.00

Order of Cost Feasibility

BASIS OF CAPITAL COST FORECAST



1 Principal Qualifications

Ref.	Description
001	The works will be carried out during normal working hours and as continuous operations on site, utilising a standard form of construction contract, with all sub-contract works packages procured competitively.
002	The forecasted costs included are reflective of cost data available to us, reflective of market conditions as at 3Q2019. An allowance for inflation has been included to the mid-point of construction.
003	It has been assumed that the Principal Contractor will be appointed via a recognised framework agreement.
004	A proposed construction duration of 75 weeks and 71 weeks has been allowed for the refurbishment option and new build option respectively.
005	No allowance has been included for any specific working practices and/or design stipulations advised by the Principal Designer and/or Principal Contractor.
006	Risk has not been individually assessed and quantified at this juncture, with typical percentage allowances, commensurate with the proposed form of procurement and status of the project's design, allowed for at this stage.
007	Professional and design team fees and charges are based on typical percentages as per the Department for Education Cost Guidance Template
008	The scope of works and particular design requirements in respect of the external works is currently unknown and thus provisional allowances have been allowed based upon a typical scope of works i.e. site strip and levelling removal and provision of new site furniture, new hard and soft landscaping, fencing and external lighting
009	It has been assumed that new incoming statutory service connections will be required for both of the sites.
010	A budget allowance for ICT infrastructure and FF&E has been included at this juncture, that is £15/m2 for ICT Infrastructure and £75/m2 for FF&E.
011	The refurbishment costs have been assumed as being a medium level of refurbishment as per the Department for Education Methodology within the Cost Guidance Template.
012	A design and build procurement route has been proposed, with the associated separation of professional and design fees between the Employer and the Contractor as per the stage of the works.
013	A provisional allowance has been included in respect of the construction cost of diverting the public right of way in order to incorporate the Pinfold site into the external works offering.

2 Principal Exclusions

Ref.	Description
001	The disconnection, reinstatement and/or upgrading of the existing drainage / public sewer network and other major infrastructure apparatus such as electricity pylons, in order to accommodate the works.
002	Structural works, amendments, incorporation of transfer structures, temporary propping and supporting of any existing structures in connection with the refurbishment works at the Education Centre Site.
003	The provision of loose furniture and works of art and the like.
004	All fees and charges as may be associated with marketing, sales, legal fees, financing and insurances etc.
005	Site specific working restrictions such as site management and operational matters, access and/or egress problems, working hours restrictions and adherence to imposed statutory and regulatory requirements.
006	Significant enabling works i.e. ground stabilisation, bulk excavation including disposal of associated waste classified as hazardous, re-grading of the site, findings associated with dark ground beneath the existing buildings.
007	VAT and any other forms of taxation that the works may attract.
008	The impact and/or benefit of any capital allowance or other incentives and grants.
009	Diversions to existing, underground statutory services and utilities.
010	Asbestos in connection with the demolition, facilitating etc. works.
011	Dark ground and any associated findings following demolition, facilitating etc. works.
012	The specific requirements of industry recognised design standards and statutory requirements such as BREEAM, CABE, Building Control and Local Planning Authority stipulations etc.
013	Any impact upon the construction sector as a result of the Brexit negotiations.
014	Any restrictions placed upon the works as a result of a land title search and/or any associated wayleaves, covenants, easements, rights of way etc. that may be found to apply to the site or be required pursuant to undertaking the works

Conclusions and Next Steps

Overview

This RIBA 1 report identifies the combined use of the ESC and Pinfold sites as a logical solution for the relocation of New Leaf PRU facilities (subject to the impact of the PROW diversion.) It should be noted here that the **external space requirements of BB104 are not fully provided** on this site. However, the 2 storey new build proposal, which includes the demolition of the existing single storey school buildings, does increase the external play space significantly by circa 800m².

Commercial

The capital cost forecast provided is based upon the building type and accommodation required by BB104 with a £/m² of GIFA allowance allocated to the standard elemental headings as defined within the RICS New Rules of Measurement 1.

The cost allowances, at this stage, are based upon DfE Cost Guidance Band F in respect of the new build works and the medium band in respect of the refurbishment works, with site works and on costs, such as preliminaries, overheads and profit and fees, priced based on data typically commensurate with internal cost data from previous market testing exercises.

Both sites explicitly include a risk allowance for design development, construction and employer change risk. At this stage, these are typically applied percentages (commensurate with RIBA stage 1). There is also a degree of risk allowance within the inflation forecast, with the eventual level determined by the market testing process undertaken.

New Build (£/m ² of GIFA)	
Costs including prelims, fees, OH&P	c.£2750/m ²
Cost including risk	c.£3000/m ²

Refurbishment (£/m ² of GIFA)	
Costs including prelims, fees, OH&P	c.£1900/m ²
Cost including risk	c.£2100/m ²

Please refer to the qualifications and exclusions summary, for an overview of the current commercial and design risk factors that reside within the forecasted capital cost.

The refurbishment option requires a lower capital cost, however this should be considered in conjunction with the ongoing operational, life cycle, energy costs which could be considered in further detail.

Programme

Programmes for both projects have been developed to forecast the anticipated dates and timescales for the various project activities. It is used as a primary tool for managing and monitoring of progress throughout the project duration. It is understood that the reprovision of New Leaf PRU is required as soon as possible. With site constraints and construction access in mind, the report includes programmes for

- Unrestricted Access – New Build 71 weeks
- Restricted Access – Refurbishment 75 weeks

In the case of the new build option. Unrestricted access involves forming a second/temporary vehicular access to the site which is not restricted by the shared access with Blakenall Primary school. (Following demolition of block C, unrestricted access would then be available. Restricted access means that the building contractor will be constrained to working on 2 buildings on the ESC site at once and will have logistics “down time” at busy periods for the primary school.

PROW

During the production of this report, Arcadis have contacted Joanne Sheeran of the Walsall PROW team and are awaiting a response to discuss the diversion proposals and determine the key issues / expected timescales. The project programmes do not include the PROW process – it is a project risk and will be progressed in the next phase of the project. The duration of the PROW diversion process is a factor of the number of objections raised. As a contingency, if the the timing of the PROW diversion works is delayed, a gated connection between the ESC and Pinfold sites could be adopted.

Next Steps

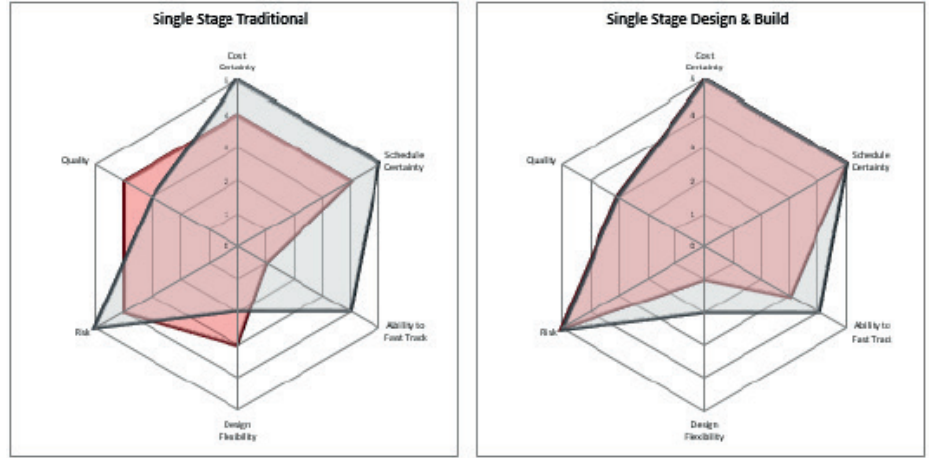


- The following actions are proposed:
- A review meeting is arranged with Walsall Council to determine the preferred option.
 - The project team are instructed to proceed to RIBA stage 2
 - A meeting will be held with the Education Team and the Headteacher of New Leaf to develop a Schedule of Accommodation (and the

- potential use of offsite facilities).
- Detailed plans will be developed along with further site analysis and surveys to be undertaken
 - Workshops with all stakeholders, a review of alternative construction approaches, building costs, detailed programme and risks
 - Early consultation with the Local Planning Authority, PROW dept, Highways, Sport England, Building Control

Procurement Strategy

Based on the type and value of the works for each option, a number of procurement options are available. Once the preferred site has been identified, a **Procurement Workshop** can be held with all stakeholders to determine the Client’s critical success factors. Factors to be considered will typically include programme, cost, risk and quality objectives. Example graphics are shown below:



Procurement Route Mapping examples

Early indications suggest that a Traditional or Design and Build strategy would be suitable for the works. In parallel and due to the likely forecast of cost, consideration may also need to be given to the Public Procurement Regulations 2015. One approach to satisfy all of these aspects would be to procure the works via a recognised Framework - for example the ESFA / DfE Framework. This provides a list of pre-qualified contractors with accepted percentage additions for overhead and profit and preliminaries.

Project Risks and Issues

- PROW diversion
- Early engagement with the Education Team and School
- Limited site/building information - additional surveys are required.
- Segregation of the PRU and Primary school sites

Walsall Pupil Referral Unit
Options Appraisal
RIBA 1 Report



Walsall Council

