

Cabinet – 28 October 2015

Proposed Expansion of King Charles Primary School, Fibbersley Park Primary School, Christ Church CE JMI School

Portfolio: Councillor Towe

Related portfolios: Councillor Andrew

Service: Children's Services

Wards: All

Key decision: Yes

Forward plan: Yes

1. Summary

- 1.1 Following the required consultation process Cabinet at its meeting of 29 October 2014, approved the proposal to significantly enlarge King Charles Primary School, Fibbersley Park Primary School and Christchurch CEJMI School from 1 September 2015.
- 1.2 This report provides an update about progress, related delays and an update on initially under estimated costings of such school alteration works and seeks the appropriate delegated authority to procure the necessary works for King Charles and Fibbersley Primary Schools including by awarding contracts for such works.
- 1.3 This is a key decision incurring significant capital costs related to the expansion for King Charles Primary School and Fibbersley Park Primary School and ensures the council meets its statutory obligations to provide sufficient pupil places across Walsall.

2. Recommendations

- 2.1 That Cabinet approves the schemes and budgets set out in this report for school alteration works to enlarge King Charles Primary School and Fibbersley Park Primary School.
- 2.2 That Cabinet delegates to the Executive Director for Children's Services in consultation with the relevant Portfolio Holder(s) authority to accept tenders to award one or more contracts up to a value of £8,800,000, including a contingency of £504,000 for the provision of school alteration works to enlarge King Charles Primary School and Fibbersley Park Primary School and to enter into contracts, by using the most appropriate procedures and to

subsequently authorise the sealing or signing of any deeds, contracts or other related documents. Any further increase in cost beyond the approved delegated authority of £8,800,000 would be subject to a further Cabinet report and decision.

- 2.3 That Cabinet note the final costs for the completed Christchurch expansion.

3. Report Detail

- 3.1 At the meeting held on 5 February 2014, Cabinet approved consultation on the proposal to significantly enlarge King Charles Primary School, Fibbersley Park Primary School and Christ Church CE JMI School from 1 September 2015 in order to meet increasing demand for primary places. Following a period of informal consultation the proposal was published on 4 July 2014. This report provides details of the outcome of the consultation on this proposal.
- 3.2 Initial estimates from the previous design team for the work at the three schools were for Fibbersley Park Primary £2.4m, King Charles Primary £1.8m and Christ Church CE JMI £600,000.
- 3.3 Cabinet, at its meeting of 29 October 2014, approved the proposal to significantly enlarge King Charles Primary School, Fibbersley Park Primary School and Christ Church CE JMI School from 1 September 2015.
- 3.4 The increase in the number of places in the Reception year group at King Charles Primary School is from 45 to 60 from 1 September 2015, at Fibbersley Park Primary School is from 60 to 90 from 1 September 2015 and at Christ Church CE JMI School is from 30 to 45 from 1 September 2015. Additional remodelling over the summer has taken place at Fibbersley to allow the increased intake in September 2015. At King Charles the school have made arrangements to take the additional pupils by reviewing class sizes and locations.
- 3.5 The enlargement scheme for King Charles JMI has developed to include 2 year old and extended services provision which was not included within the initial cost plan provided by Quantity Surveyors. The scheme has been delayed by a number of factors including the discovery of mine shafts and shallow mine working, design issues building over mine shafts, tendering issues and the restructuring of Property Services. Ground works to cap the mine shafts is now complete. A cost plan has been developed by an external Quantity Surveyor. This has resulted in an increase budget cost of £4,386,241. It is anticipated that tenders will be returned to Walsall Council by the end of November 2015 with all works anticipated to be complete by September 2016.
- 3.6 The enlargement scheme for Fibbersley Park Farm, Primary School as been delayed following the discovery of Greater Crested Newts and a mineshaft in the playground. This has also increased the budget cost to £3,910,000; a cost plan has been provided by Chartered Surveyors through the SCAPE

Framework. Phase One works to convert the Staff room and Childrens Centre into an additional classroom for the additional intake in September 2015 was complete over the summer break. It is planned to relocate the greater newts in spring 2016, ground investigation works can the recommence, with tenders being sought autumn 2016 with all works completed August 2017.

4. Council Priorities

- 4.1 The Council has a statutory duty to ensure that there are sufficient school places available in the local area and additional places are required from 1 September 2015 at King Charles Primary School, Fibbersley Park Primary School and Christ Church CE JMI School in order to meet an increasing demand for school places.
- 4.2 The 3 school enlargements will particularly contribute to the Council's priority of 'Improving learning and life chances for children and young people.'

5. Risk Management

- 5.1 The provision of additional places at King Charles Primary School, Fibbersley Park Primary School and Christ Church CE JMI School will enable the Council to meet its statutory duty to ensure that there are sufficient school places to meet the increasing demand and will create a greater opportunity for children in each of the three affected planning areas to attend a local school.

6. Financial Implications

- 6.1 Given an increase in budget costs provided by external Quantity Surveyors (to £3.6m, £3.17m and £1.16m respectively) as reported to Cabinet on 29 October 2014, a review led by the interim Head of Property Services was undertaken to confirm that the three schools were still the preferred options for expansion in each primary planning area and such expansion offers value for money. This review confirmed that this remained the case. The Fibbersley Park Primary expansion requires the relocation of the school nursery (£150,000); and King Charles CE JMI expansion includes costs (£235,000) to enlarge the existing nursery provision from 52 places to 78 places.
- 6.2 In the previous report on the 29th October 2014, Cabinet agreed to total costs for the three schemes of £7.930m. The forecast costs, provided by Integrated Facilities Management (IFM) have now increased to £9.448m, an increase of £1.518m and therefore further approval is being sort. The below table summarises these costs by scheme along with the projected profile of spend.

School	Total Cost £	Expenditure to date & 2015/16 forecast. £	2016/17 £	2017/18 £	2018/19 £
Christchurch CE Primary	1,151,942	1,126,942	25,000	0	
King Charles Primary	4,386,241	450,000	3,800,000	136,241	
Fibbersley Park Primary	3,910,000	450,000	300,000	3,000,000	260,000
	9,448,183	2,026,942	4,125,000	3,136,241	260,000

6.3 The Christchurch costs are confirmed actual and the King Charles and Fibbersley costs are confirmed pre-tender estimates.

6.3.1 Final confirmed actual price/costs will be known post tender process.

6.4 The proposed King Charles expansion will include a contribution of £64k of approved funding via School Forum for the creation of additional two year old placements, along with an £80k contribution from the Bentley Federation. All remaining costs for King Charles, along with all costs for Christchurch and Fibbersley will be funded via the Department for Education, Basic Need allocation. A further £504k contingency, as referenced within the report will be ring fenced towards these projects via the current Basic Need allocation. This capital grant is allocated to local authorities, based on pupil place number forecasts, to develop the additional places in schools to meet expected demand.

7. Legal Implications

7.1 The statutory process for expanding a maintained school is set out in the new School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013 which came into force on 28 January 2014.

7.2 In order to ensure that the procurement processes, any framework agreements, contracts or other works agreements are compliant with all relevant Public Contracts/Procurement Regulations and with the Council's Contract Rules, Integrated Facilities Management (working on behalf of Children's Services) will need to seek the advice of Procurement and Legal Services, who will assist with using the most appropriate procedures and documents.

8. Property Implications

8.1 The proposed expansions will involve extensions, alternations, remodelling or new buildings on all three school sites:

- 8.2 Christchurch C E Primary School enlargement scheme (from 1 FE to 1.5 FE) has involved the creation of an additional four classroom extension and external improvements.
- 8.3 King Charles Primary School enlargement scheme (from 1.5 FE to 2 FE) involves the creation of a new single storey 4 classroom block, link corridor, the remodelling of the existing building, nursery extension, new modular building for 2 year old and extended services, additional car parking and ground work to mine shafts.
- 8.4 Fibbersley Park Primary School enlargement scheme (from 2 FE to 3 FE) involves the creation of a two storey classroom block, link corridor, internal alterations of the existing building, additional car parking, ground work to a mine shaft and the capture and relocation of Greater Crested Newts.

9. Health and Wellbeing Implications

- 9.1 Consideration has been given to the health and wellbeing of the children of Walsall and it is considered that the provision of additional places at King Charles Primary School, Fibbersley Park Primary School and Christ Church CE JMI School will contribute to the wellbeing of children in the affected planning areas by creating increased opportunity for them to attend a school in their local area.

10. Staffing Implications

- 10.1 Additional teaching and support staff will be recruited to provide for the additional children at school.

11. Equality Implications

- 11.1 It is of crucial importance to the achievement of the Council's strategic objectives that the young people of Walsall are able to access the right provision to meet their needs in order to achieve appropriate qualifications, progressing to employment and/or training and make a positive contribution within the borough in the future.
- 11.2 Equality analysis, legal requirements and good practice issues will be considered throughout the project, and include engagement and consultation when needed.
- 11.3 At this stage of the proposal there are no immediate equality implications. When commissioning and procuring services, as a minimum, we will include contract conditions which:
- Prohibit the contractor from unlawfully discriminating under the Equality Act
 - Require them to take all reasonable steps to ensure that staff, suppliers and subcontractors meet their obligations under the Equality act.

12. Consultation

- 12.1 There were initial discussions with head teachers of all three schools before commencing a period of non-statutory consultation, which was followed by a 4 week period of statutory consultation in accordance with the requirements as set out in the new school organisation regulations 2013 which came into force in 28 January 2014. The detail and outcome of this was reported to Cabinet on 29 October 2014.

Background Papers

Cabinet Report 5 February 2014: The future of the school estate in Walsall
Cabinet Report 29 October 2014: Proposed Expansion of King Charles Primary School, Fibbersley Park Primary School, Christ Church CE JMI School

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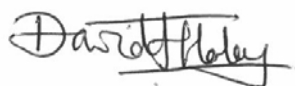
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David Haley
Executive Director
16 October 2015



Councillor Towe
Portfolio holder
16 October 2015