

Cabinet – 5 February 2014

Education Capital Programme 2013/14 – Further Schemes

Portfolio: Councillor Adrian Andrew, Regeneration

Related portfolios: Councillor Rachel Andrew, Children's Services

Service: Education Asset Management, Property Services

Wards: All

Key decision: Yes

Forward plan: Yes

1. Summary

- 1.1 The report sets out schemes from the Education Asset Management Plan for approval. In order to support the raising of educational attainment and achievement, these projects will provide improved learning environments for Walsall pupils and are part of the continued and significant investment in the buildings of Walsall schools.
- 1.2 Details of schemes previously approved by Cabinet are included in **Appendix A** of this report. In order to reflect the actual tender costs and final account figures for schemes previously approved by Cabinet, the opportunity has been taken to re-profile funding allocations and funding streams used for individual schemes, across the whole programme to ensure that the whole programme of schemes is deliverable and we maximise the impact from the available funding allocations.
- 1.3 The report sets out details of additional Capital allocations received from the Department for Education. Funding is allocated for Basic Need which will enable the Council to deliver the statutory responsibility to provide sufficient pupils places across the Borough. Capital funding is also allocated to support the Government pledge for the provision of Universal Infant Free School Meals.

2. Recommendations

- 2.1 That Cabinet approves the schemes, subject to confirmation of an appropriate school contribution, and budgets set out in **Appendix B** of this report – including permission to seek tenders and appoint contractors to undertake the work identified.

- 2.2 That Cabinet delegates to the Executive Director for Regeneration Services in consultation with the relevant Portfolio Holder authority to award contracts (including authorising execution/signature of the contract and ancillary documents) to the most suitable contractors having regard to Best Value for the works/services as set out.
- 2.3 That Cabinet approves the option to use an appropriate form of procurement and contracting arrangements determined by the Head of Property Services to provide the most efficient and value for money means of delivering the projects. This shall include consideration of traditional procurement and EU compliant frameworks available to local authorities.

3. Report detail

- 3.1 The Education Capital Programme is made up of grant and borrowing powers from Government, Section 106 contributions and capital receipts. Capital schemes funded from the programme usually include a contribution from schools, from their Devolved Formula Capital [DFC] or revenue budgets. All government grants and borrowing powers, Section 106 contributions relating to the sufficient supply of pupil places and capital receipts from the sale of the playing field element of closed school sites are ring-fenced to education use. Some money is ring-fenced to one phase or one type of accommodation and some targeted for projects at specific schools.

Priorities for recommendation to Cabinet are made using the following priorities: Health and safety, condition & basic need [the sufficient supply of pupil places].

These priorities have been agreed by Cabinet and the Department for Education (DfE) in the past through approval of the Education Asset Management Plan Statement of Priorities.

The aim of the education capital programme is to contribute to the delivery of the Local Authority's vision for education in nursery, primary, secondary and special schools; the raising of standards and opportunities for all Walsall pupils; anticipated changes in school population and curriculum needs; and delivering the Council's landlord duties in community and voluntary controlled schools.

The Government has reduced the amount of Devolved Formula Capital distributed to schools and this has resulted in a reduction in the level of school contributions received from individual schools. In addition, the amount of capital funding available to the Council is also reducing and as such it is essential that only the highest priority schemes are selected for inclusion onto the programme.

- 3.2 Elsewhere on this agenda, Cabinet will be aware of a report detailing the vision for the School estate over the coming years. One of the key challenges facing the Council is to ensure we comply with our statutory responsibility to provide sufficient pupil places in our schools across the whole Borough. The report refers to a proposal to enlarge 3 existing schools from September 2015 to enable us to keep pace with the current rising numbers in the pupil population. In addition to allocations previously reported to Cabinet, the Department for Education has recently allocated Walsall a further £9,005,957 for the provision of additional

pupil places. The actual allocations are £4,393,150 in 2015/16 & £4,612,807 in 2016/17. Proposals for the expenditure of this funding will be brought to a future Cabinet meeting.

- 3.3 Walsall has also been allocated a total of £697,816 [£590,972 for expenditure at Local Authority maintained schools and £106,844 for expenditure at Voluntary Aided schools] to enable required capital works to be carried out to ensure the delivery of the Government pledge for free school meals for all Infant pupils. Proposals for the expenditure of this funding will be brought to a future Cabinet meeting.
- 3.4 A number of high priority condition items have been identified at various schools. It is proposed that this list of schemes forms the next phase of the ongoing work to upgrade school premises. All of these schemes will be funded through the capital maintenance allocation received from the Department for Education [DfE].

The table below details these schemes, school contributions and estimated costs;

School	Scheme	School Contribution	Total scheme cost
Bentley West Primary	Roofing and parapet wall Replacement	£5,000	£80,000
Blackwood Primary	H&C water distribution system	£5,000	£100,000
Busill Jones Primary	KS2 Heating Works	£10,000	£210,000
County Bridge Primary	Electrical works	£5,000	£80,000
Elmore Green Primary	Electrical works	£5,000	£60,000
Kings Hill Primary	Window replacement	£10,000	£100,000
Little Bloxwich Primary	Roofing	£5,000	£125,000
New Invention Junior	Rewire & relighting works	£10,000	£125,000
Pheasey Park Farm Primary	Window replacements	£10,000	£100,000
Pool Hayes Primary	Electrical works	£5,000	£125,000
St James Primary	Complete heating system replacement including H&C water distribution	£10,000	£275,000
St John's Primary	Electrical works	£5,000	£125,000

- 3.5 In addition to the planned maintenance schemes detailed above, structural issues, requiring attention, have arisen at Pinfold Street Primary and Watling Street Primary. These issues will require significant expenditure.

The structural slab to a classroom at Pinfold Street Primary has failed. The area is contained and the pupils have been relocated from the immediate vicinity, on the advice of the Structural team. The surrounding areas have been confirmed as safe and the school is open to all pupils. Due to the intrusive nature of the required remedial works, which will involve replacing the structural floor slab to the whole wing of the school [4 classrooms] the pupils from the affected wing will be moved to 4 temporary mobile classrooms on the site until all works are complete. The overall cost of this scheme, including provision of temporary accommodation is estimated at £325,000 and it is proposed to fund this scheme from the Capital Maintenance budget. As the school are having significant disruption, will not have any betterment on completion of the works and will have additional revenue costs in relation to the electricity, including heating, of the temporary mobiles, it is not proposed to obtain a school contribution for this scheme.

The timber framed mobile building that houses the foundation stage unit at Watling Street Primary has been condemned and taken out of use following a structural inspection of the building. The school are currently trying to cope in existing accommodation but one temporary mobile will be required to enable the school to function whilst the proposed permanent solution is developed and delivered. The school are keen to replace the timber framed Foundation stage unit with a permanent build to protect against something like this happening again in future. It is envisaged that a new facility will cost in the region of £400,000. The school accept that the permanent solution will be significantly better on completion if we build a permanent building. As a result the school have offered an £80,000 contribution to the project. It is also proposed to fund the remainder of this scheme from the Capital Maintenance budget.

4. Council priorities

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

5. Risk management

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

6. Financial implications

- 6.1 Every effort is being made to maximise the use of capital resources to secure the greatest benefit for the Borough and Walsall is on track to spend all allocations within the spend periods. Slippage figures include funding provided through grants for which the spend period is the academic year rather than the financial year.

6.2 Other than in exceptional circumstances, schemes detailed in this report are funded in partnership with schools in order to maximise the number of schemes that can be taken forward. Such a partnership approach also takes account of capital resources made available to schools by the DfE through devolved formula capital (DFC). School DFC allocations for 2013/14 are at the same level as the previous year but these are significantly reduced to approximately 20% of those for years prior to 2011/12. In view of this, school contributions will not be at the same level as previous years. These contributions are negotiated on an individual basis, and if agreed already are detailed in **Appendix B** of this report. Individual schemes where school contributions are not yet finalised [or approved by Governing bodies] will be reported to a future Cabinet meeting.

6.3 The majority of schemes are to be managed by Property Services who will ensure compliance with all Walsall Council Finance and Contract Rules. For Schemes at Voluntary Aided schools, the trustees of the individual schools are responsible for ensuring compliance with the DfE contractual and financial requirements.

7. Legal implications

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

7.2 Schemes funded through the Local Education Authority Controlled Voluntary Aided Programme (LCVAP) will be managed by the trustees of the individual schools. The responsibility for complying with the legislation detailed in paragraph 4.2.1 will, in accordance with the provisions of paragraph 3 to Schedule 3 of the Schools Standards and Framework Act 1998 (which was amended by the Regulatory Reform (Voluntary Aided Schools Liabilities and Funding) (England) Order 2002), be that of the trustees of those schools.

8. Property implications

8.1 The property implications are as listed in the report detail.

9. Staffing implications

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

10. Equality implications

10.1 The proposed schemes would result in improved learning environments for pupils and families in Walsall schools.

11. Consultation

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

Background papers

Education Asset Management Plan

Author

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Councillor A Andrew
Deputy Leader Portfolio Holder Regeneration

Capital Maintenance - Previously Approved Schemes				
School	Project	Project Cost £	School Contribution £	2012/14 Allocation £
Alumwell Infant	Roofing works	£ 56,000	£ 10,000	£ 46,000
Alumwell Junior School	Roofing work to flat roof areas	£ 68,000	£ 5,000	£ 39,000
Alumwell Nursery	Electrical works	£ 50,000	£ 5,000	£ 45,000
Blackwood Primary	Heating system replacement	£ 246,000	£ 10,000	£ 236,000
Bloxwich CE Primary	Roofing works	£ 70,000	£ 10,000	£ 60,000
Brownhills School	Roofing to Sports Hall	£ 183,000	£ 25,000	£ 158,000
Brownhills West Primary	Rewiring and replacement fire alarm	£ 71,000	£ -	£ 71,000
County Bridge	Boiler Replacement	£ 90,000	£ 5,000	£ 85,000
County Bridge Primary	Replacement hall windows and associated asbestos works	£ 45,000	£ 5,000	£ 40,000
Delves Infant	Roofing Works	£ 60,000	£ 5,000	£ 55,000
Delves Junior	Partial rewire	£ 129,000	£ 95,000	£ 34,000
Delves Junior	Internal refurbishment & electrical rewire	£ 170,000	£ 90,000	£ 80,000
Elmore Green Primary	Heating installation upgrade	£ 123,000	£ 20,000	£ 23,000
Greenfield Primary	Heating distribution works	£ 200,000	£ 10,000	£ 190,000

Capital Maintenance - Previously Approved Schemes				
School	Project	Project Cost £	School Contribution £	2012/14 Allocation £
Hillary Primary	Internal remodelling/remodel of KS2 building	£ 350,000	£ -	£ 75,000
Hillary Primary	Distribution and Heat Emitters	£ 140,000	£ 10,000	£ 130,000
King's Hill Primary	Hot and cold water distribution works	£ 81,000	£ -	£ 81,000
King's Hill Primary	Final phase of heating replacement	£ 94,000	£ -	£ 94,000
King's Hill Primary	Structural Works	£ 83,000	Nil	£ 69,000
Leighswood School	Roofing - Phase 1	£ 150,000	£ 10,000	£ 140,000
Little Bloxwich CE Primary	Structural floor replacement	£ 40,000	£ -	£ 40,000
Lodge Farm JMI	Roofing	£ 87,000	£ -	£ 87,000
Lodge Farm JMI	Electrical works	£ 64,000	£ 5,000	£ 59,000
Lower Farm Primary	Roofing - Phase 1	£ 80,000	£ 10,000	£ 70,000
Meadow View Primary	Electrical works	£ 150,000	£ 5,000	£ 145,000
Meadow View Primary	Replacement fire alarm & work to carry out fire officers requirements	£ 65,000	£ 10,000	£ 55,000
Millfield Primary	Electrical works	£ 160,000	£ 5,000	£ 155,000

Capital Maintenance - Previously Approved Schemes				
School	Project	Project Cost £	School Contribution £	2012/14 Allocation £
Mossley Primary	Hot and cold water installation upgrade	£ 46,000	£ 29,500	£ 16,500
New Invention Infant	Roofing works	£ 83,000	£ 5,000	£ 78,000
Oakwood School	Roofing	£ 120,000	£ 10,000	£ 110,000
Old Church CE Primary	Rewire and Relight	£ 143,000	£ 5,000	£ 138,000
Old Hall	Rewire and Relight	£ 150,000	£ 5,000	£ 145,000
Palfrey Infant	Electrical works	£ 125,000	£ 10,000	£ 115,000
Palfrey Infant	Roofing work	£ 79,000	£ 5,000	£ 74,000
Pelsall Village	Pitched roof replacement	£ 150,000	£ 5,000	£ 145,000
Pelsall Village Primary	Demolition of learner pool	£ 27,000	£ -	£ 27,000
Pheasey Park Farm Primary	Electrical mains upgrade and final phase of electrical installation upgrade. Roofing works to same block as above works	315,000	£ -	£ 9,000
Pheasey Park Farm Primary	Replacement windows [phase 1]	£ 102,000	£ 5,000	£ 97,000
Pinfold Street Primary	Heating installation upgrade	£ 235,000	£ 15,000	£ 171,274

Capital Maintenance - Previously Approved Schemes				
School	Project	Project Cost £	School Contribution £	2012/14 Allocation £
Pinfold Street Primary	Roofing works	£ 126,000	£ 10,000	£ 116,000
Pool Hayes Arts and Community College	Roofing works [phase 1]	£ 150,000	£ 10,000	£ 98,140
Pool Hayes Arts and Community College	Rewiring - first phase	£ 250,000	£ -	£ 15,377
Pool Hayes Primary	Legionella works	£ 42,000	£ 5,000	£ 37,000
Salisbury Primary	Electrical installation upgrade, provision of new fire alarm and resolution to fire officer's recommendations	£ 217,000	£ -	£ 171,000
Salisbury Primary	Replacement windows	£ 80,000	£ 5,000	£ 75,000
Short Heath Junior	Roofing works	£ 100,000	£ 5,000	£ 95,000
St Giles CE Primary	Roofing replacement to pitched roofs and associated repairs to existing parapet walls	£ 72,000	£ 5,000	£ 67,000
Various Schools	School Access/Equipment	£ 100,000	N/A	£ 100,000

Capital Maintenance - Previously Approved Schemes				
School	Project	Project Cost £	School Contribution £	2012/14 Allocation £
Whetstone Field Primary	Boiler & heating replacement	£ 130,000	£ -	£ 130,000
Whitehall Junior	Heating & ventilation works	£ 162,000	£ 5,000	£ 157,000
Whitehall Nursery & Infant	Roofing, brickwork and bell tower repairs	£ 100,000	£ 10,000	£ 90,000
Woodlands Primary School	Electrical installation upgrade	£ 149,000	£ 5,000	£ 144,000
Total				£ 4,734,041

Basic Need - Previously Approved Schemes				
School	Project	Project Cost £	School Contribution £	2013/15 Allocation £
Phoenix	Expansion and internal alterations	£ 80,000	£ 40,000	£ 40,000
Total				£40,000

Capital Maintenance				2012-2014
Allocation 2013/14				£ 2,750,201
2012/13 Carry Forward				£ 4,253,998
Commitments				£ 4,734,041
12/14 Balance Remaining				£ 2,270,158
School	Project	Project Cost £	School Contribution £	2012-2014 Allocations £
Bentley West Primary	Roofing and parapet wall replacement	£ 80,000	£ 5,000	£ 75,000
Blackwood Primary	H&C water distribution system	£ 100,000	£ 5,000	£ 95,000
Busill Jones Primary	KS2 Heating Works	£ 210,000	£ 10,000	£ 200,000
County Bridge Primary	Electrical Works	£ 80,000	£ 5,000	£ 75,000
Elmore Green Primary	Electrical works	£ 60,000	£ 5,000	£ 55,000
Kings Hill Primary	Window replacement	£ 100,000	£ 10,000	£ 90,000
Little Bloxwich Primary	Roofing works	£ 125,000	£ 5,000	£ 120,000

Capital Maintenance [Continued]				2012-2014	
	Allocation 2013/14			£	2,750,201
	2012/13 Carry Forward			£	4,253,998
	Commitments			£	4,734,041
	12/14 Balance Remaining			£	2,270,158
School	Project	Project Cost £	School Contribution £	2012-2014 Allocations £	
New Invention Junior	Rewiring & relighting works	£ 125,000	£ 10,000	£	115,000
Pheasey Park Farm Primary	Window replacements	£ 100,000	£ 10,000	£	90,000
Pinfold Street Primary	Structural works to 4 classrooms	£ 325,000	£ 0	£	325,000
Pool Hayes Primary	Electrical works	£ 125,000	£ 5,000	£	120,000
St James Primary	Complete heating system & H&C water distribution	£ 275,000	£ 10,000	£	265,000
St John's Primary	Electrical works	£ 125,000	£ 5,000	£	120,000
Watling Street Primary	Replacement Foundation Unit	£ 400,000	£ 80,000	£	320,000
Total				£	2,065,000