

SCHOOL CAPITAL PROGRAMME - UPDATE

Cabinet Members	Councillor Jonathan Bianco Councillor David Simmonds
Cabinet Portfolios	Finance, Property & Business Services Deputy Leader of the Council / Education & Children's Services
Officer Contact	David Murnaghan, Residents Services
Papers with report	Appendix 1: Summary of phase 2 and 3 construction works

HEADLINE INFORMATION

Summary	This report provides an update on the Primary School Expansion Programme Phases 1, 2 and 3, the School Condition Programme and other school capital works.
Contribution to our plans and strategies	<u>Putting our Residents First:</u> <i>Our Built Environment; Our People; Financial Management</i> Investment in schools to adequately address the impact of the population increase within the London Borough of Hillingdon on existing school places. This project also forms part of the Hillingdon Improvement Programme.
Financial Cost	The current forecast of the existing Primary Schools Capital Programme is £146,391k inclusive of £1,000k for Special Resources Provision. The Secondary Schools Expansions/Replacement forecast is £150,000k, with an additional £13,500k for phase 4 of New Primary Schools Expansion.
Relevant Policy Overview Committee	Children, Young People and Learning
Ward(s) affected	All wards.

RECOMMENDATIONS

That Cabinet:

1. Note the progress made with Phases 1, 2 and 3 of the Primary School Expansion Programme and the School Conditions Programme.
2. Ratify an Emergency Contract Decision made on 28 July 2014 by the Leader of the Council and Chief Executive to:
 - Agree the building contract with Roan Building Solutions Ltd. for the total cost of £362,356 for the works associated with the two bulge year classes at Hedgewood

Primary and Meadow Secondary Schools in order to meet and deliver pupil places for September 2014;

- **Agree the associated capital release request of £443,047 to include the remaining project costs. The project will be financed from the £1,000,000 budget for Primary Schools Special Resources Provision.**

INFORMATION

School Places Forecast

The demand for school places in Hillingdon has been rising in recent years and is forecast to continue to rise in line with national and London-wide predictions. Demand for reception places at primary school level is being driven by rising birth rates which the GLA are now predicting to be slightly higher than they previously forecast, new house building and families moving into the Borough. Overall, at primary school level, the need for additional school places has largely been met by the successful school places expansion programme to date.

The latest forecast for school places indicates a residual need for up to three additional forms of entry in the north of the Borough over the next 2-3 years. This additional demand is largely a result of pupils from outside the Borough travelling to primary schools in Hillingdon (an equivalent of 2 FE from Harrow travelling to schools in the East Ruislip area and 1 FE from Hertfordshire attending schools in the Northwood area). Officers are developing recommendations for consideration by Members to meet this need.

As previously reported, the rising demand for school places is moving into secondary schools. The updated forecast shows a longer-term sustained pressure for additional secondary school places rising to 27 additional forms of entry over the next 8 years, with pressure for places commencing from 2016/17 onwards as predicted in previous forecasts. In particular, the forecast need for additional secondary school places is higher in the north / central parts of the Borough, which is where there tends to be higher numbers of pupils living outside the Borough travelling to a Hillingdon school.

Officers are developing recommendations for consideration by Members to meet this secondary school places need - initially focusing on the next five year horizon and to be informed by targeted feasibility studies undertaken to date of specific secondary schools sites to assess their suitability for expansion.

Phase 1 - Primary Schools Permanent Expansions

Phase 1 of the Primary School Expansion Programme consists of the expansion of 8 schools. The main expansion works have now been completed at all 8 schools.

Phase 2 - Primary Schools Permanent Expansions

Phase 2 of the Primary School Expansion Programme will permanently expand 18 schools and add a bulge year to 1 further school. To date expansion works have been completed at 13 schools. The remaining 6 schools are scheduled to be completed in 2014 and 2015. Appendix 1 provides a brief summary of the works being carried out for each scheme as well the current status.

Construction works at Cherry Lane (with the exception of the Multi-Use Games Area) and Ryefield were completed and occupied by the schools in February 2014 and May 2014 respectively. In addition, the first stage of the rebuild of Hermitage was completed in April 2014.

Details of the works completed during the summer and works that are due to be completed during the 2013/2014 academic year can be found below.

Works Completed Over Summer 2014

Rabbsfarm: Following the completion of the rebuilding of the school in June, the existing school building has now been demolished and all external works have been completed and the project has reached full practical completion in July.

Heathrow: The external works have now been completed and the project reached full practical completion in July.

Ruislip Gardens: The new teaching block has been completed and was occupied by the School in July. The remaining work on the canopy was completed over the summer holidays and the project has reached full practical completion.

Hillingdon: The main teaching block and hall was completed in July 2014. Other ancillary works which included the conversion of the old existing hall into two classrooms and the internal remodelling of the Nursery have been completed.

West Drayton: The new 2 storey classroom block was completed in July 2014. The remaining internal refurbishment works in the existing school were completed in August.

Pinkwell: The new Year 6 block and the nursery refurbishment have been completed and occupied by the school for the start of September.

Wood End: The construction of the 2 new classroom blocks have been completed during August and have been handed over to the school for occupation.

Rosedale: The new school building has been substantially completed and the school has occupied parts of the ground floor and first floor.

Glebe: The new building was delivered by the contractor 7 weeks late in June 2014 and contains a large number of defects internally and external cladding and frame defects all of which will require remedial work. Due to incomplete works by the contractor in key areas required for the start of term a decision was taken to use internal Council resources to complete these works. These works included tarmacing of hard play areas, replacing and painting fencing, painting of internal areas and cleaning. These works were completed by the start of the new school year on 4 September 2014.

Harlyn: Completion of the Phase 3 of the works, the refurbishment of the existing school was due to have been complete at the end of August. However due to a burst water main and other issues the contractor had to work extended hours to complete the internal works. A decision was also taken to supplement the contractor resources with internal Council resources to complete works to the main entrance, fencing and assist the school with landscaping. The school reopened on 8 September 2014.

Works to be Completed During the 2014/2015 Academic Year

Hillingdon: The lift installation and associated works will be completed during the October half term. The external works are due to be completed in October 2014 as originally scheduled.

Wood End: Highways works outside the main entrance to the school are scheduled to be completed in October 2014.

Cherry Lane: Planning consent for the revised location for the Multi Use Games Area (MUGA) has been granted. The MUGA will be installed by the contractor (Lakehouse) during the autumn 2014.

Rosedale: The outstanding works to the new school building will be completed by the end of September 2014 and the remaining external works will be completed in October 2014.

Harlyn: The car park and the remaining external works are scheduled to be completed during September and October 2014.

Glebe: The contractor was originally scheduled to complete the external works in August 2014; however this was revised to October 2014. Completion by this revised date now appears unlikely given the slippage during the summer holidays on the demolition and defect clearance.

Hermitage: The construction of the new single storey classroom block and the removal of the remaining temporary classrooms will be completed in early 2015 as originally scheduled.

Phase 3 - New Primary Schools

Phase 3 of the Primary School Expansion Programme comprises the construction of Primary Schools on Lake Farm and the St Andrew's Park (former RAF Uxbridge) sites, as well as a further new 5 Form of Entry (FE) Junior School on land adjacent to Laurel Lane School.

John Locke Academy (St Andrew's Park) and Lake Farm Park Academy (Lake Farm)

The leases for the school sites were signed on 1 September by the Elliot Foundation (John Locke Academy) and The Park Federation Academy Trust (Lake Farm Park Academy). The main building works have been completed and pupils were admitted to both schools on 8 September 2014.

Due to the late completion of the services to John Locke Academy some external works have been delayed until the school moves from temporary to permanent electrical power and the generators are removed from the site. It is anticipated that this work will be completed by the end of September.

New 5 FE Junior School on Land Adjacent to Laurel Lane School

Planning consent for the scheme was received on 6 August 2014 and approval to appoint the contractor (Farrans) was received on 7 August 2014. The building contract has been executed and the erection of the hoarding and site compound by the contractor commenced on 15 September 2014. The completion date for this project is August 2015.

Special Educational Needs (SEN)

Bulge Year Classes for September 2014

Emergency Contract Decision procedures, as set out in the Constitution, are only used in exceptionally urgent circumstances, where a contract decision is required that, if not taken in time, could seriously prejudice service delivery. The reason for urgency in this case was that an order had to be placed no later than 29 July 2014 to ensure temporary classrooms were made available for use at two special needs schools (Hedgewood School and Meadow School) to cater for the 2014 September intake. Failure to act in such a swift manner would have put at risk the provision of sufficient school places.

Following a procurement exercise using the Council's Temporary Building Framework Agreement of 5 suppliers, one tender response was received, which officers recommended for approval. The works involved in this contract included the relocation and refurbishment of existing temporary modular buildings. Capital release funds, also granted, provide for not only expenditure within this contract, but also the remaining project costs at the two schools for their overall bulge year expansion schemes. Funding for this will come from the budget set aside for Special Resources Provision (SRP).

Meadow: The temporary classroom and the associated electrical generator works have been completed. Scottish and Southern Electric (SSE) are due to complete the upgrade to the electricity supply by November 2014.

Hedgewood: The installation and fit-out of the temporary classroom will be completed at the end of September. The school has confirmed that they can accommodate the bulge class in existing accommodation in the short term until the temporary classroom is completed.

Cherry Lane Specialist Resource Provision (SRP)

Approval has now been received to progress with creating an SRP unit at Cherry Lane for the start of the spring term in January 2015. The SRP will be located in the space currently used as the school library. The library will be re-provided in a single mobile classroom unit that will be installed on the school site adjacent to the existing school building. Subject to planning approval, these works are currently scheduled to take place in the autumn/winter 2014.

Secondary Schools

Feasibility Studies

Officers are currently preparing to procure surveys to provide site investigation reports which will be required for the next stage of the feasibility exercise. In addition, the management teams at some Secondary School sites have been engaged to review existing accommodation capacity and examine opportunities for expansion, to help build upon the desktop assessments.

Northwood School - Priority Schools Building Programme (PSBP)

Site investigation surveys have been commissioned for the Northwood School site, as part of the feasibility stage of the school re-build project. The results of these surveys are expected shortly. EC Harris has been appointed as the multi-disciplinary consultants for the scheme. The submission of a planning application is scheduled for December 2014.

Abbotsfield and Swakeleys Schools - Priority Schools Building Programme (PSBP)

The school buildings at both Abbotsfield and Swakeleys secondary schools require improvement and have attracted funding from the Primary School Building Programme. The replacement of the school buildings will be project managed by the Department for Education (DfE).

Initial costings have been received from the Education Funding Agency to expand the size of Abbotsfield School to meet future need for additional secondary school places.

The DfE are reporting that they will be inviting tenders for delivering their programme of work for these two secondary schools by the end of September.

Schools Conditions Programme

Programme of Works During Summer Holidays 2014

The following schemes were completed:

- **Abbotsfield:** Roofing and boiler works
- **Breakspear:** Boilers, pipe work and radiators
- **Hedgewood:** Boiler works
- **Ryefield:** Pipework and radiators
- **Whiteheath Junior:** Boilers, pipe work and radiators

The following schemes are partially completed, with outstanding elements scheduled for completion during September and October 2014.

- **Hedgewood:** Roofing by end September 2014
- **Oak Farm:** Roofing works by end September 2014
- **Breakspear:** Radiator installation during October 2014 half term
- **William Byrd:** Ventilation system during October 2014 half term

Other School Condition Works

Meadow Special School: Works to install a gas interlocking system has been completed; while the CCTV survey to assess the drainage blockages has been scheduled for October 2014 half term.

Hillingdon Tuition Centre Remedial Works: The initial emergency works to the chimney stacks were completed in June. Other works to the windows, roof, rainwater pipes and valley-gutters have started and will be completed during October 2014 half term.

Universal School Meals

From September 2014, schools are required to offer infant school children (from reception to year 2 inclusive) with a universal school meal. Information has been collated from Hillingdon maintained primary and infant schools on their current arrangements for school meals and their provision of kitchen and dining facilities, to assess the ability of schools to meet this new requirement. The Leader of the Council has agreed to provide schools with additional kitchen equipment and storage space, where the need has been demonstrated. Officers have progressed the necessary procurement action and any associated building works to ensure schools are ready to meet this requirement.

Two Year Old Funded Child Care Places

Local Authorities are required to ensure the provision of sufficient child care places to meet the needs of the most disadvantaged two year olds in their area. From September 2014, the Local Authority is expected to provide an extra 677 part-time child care places for disadvantaged two year olds in Hillingdon. Officers have been reviewing options to enable additional child care places to be provided for two year olds, for consideration by the Leader of the Council and Cabinet Members for Education and Children's Services & Finance, Property and Business Services. This includes provision at mainstream schools.

Financial Implications

The Schools Expansion Capital Programme budget has been re-aligned to reflect the forecast spend. It includes £147,517k for existing primary schools expansions, £13,500k for new primary schools expansions and £150,000k for secondary schools expansions and replacements.

The month 4 forecast for the overall school's programme is an underspend of £1,127k, of which £317k is stemming from reduced technical consultancy and design costs within phases 1 and 3 of the primary schools expansions programme. A further £470k is due to efficiencies on internal fees charged to phase 2 whilst the remaining underspend is a result of effective negotiations leading to lower than expected final accounts settlement sum for Field End Infants and Junior School.

Recommendation 2 seeks the ratification of an emergency contract decision made on 28 July 2014 by the Leader of the Council and Chief Executive to award a building contract to Roan Building Solutions for works associated with two bulge year classes at Hedgewood Primary and Meadow Secondary Schools. The total estimated project costs and associated capital release amounted to £443k. This will be funded from the overall £1,000k budget set aside for Special Resources Provision as approved by Cabinet in February 2014.

Any costs relating to programme delays mentioned as part of the phase 2 expansions i.e. Glebe, Harlyn and Rosedale will be contained within the contingency of the named projects.

Planning consent has now been received for the New 5.0 FE Junior School on land adjacent to Laurel Lane School. The contractor has been selected with works due to commence on site by mid September. The cost of £10,853k will be funded from the phase 3 expansions budget, for which £853k has been approved to be vired across from phase 3A temporary expansions.

The rebuild of Abbotsfield and Swakeley's secondary schools will be project managed by the EFA as part of the Priority Schools Building Programme. Consequently the initial budget allocation of £42,000k has been adjusted to £10,166k as the project will no longer be delivered by the Council directly. The budget set aside is for the provision of a 9.0 FE build rather than the original standard specification of 6.5 FE to be provided for by the EFA. The surplus budget of £31,834k has been transferred to the provision for Secondary Schools Funding.

Northwood School will be project managed internally for which a £6,400k grant contribution is to be received from the EFA. Site investigation surveys have been commissioned and EC Harris has been appointed as the Multi-Disciplinary consultant for the scheme. The budget allocation of £28,000k for Northwood will be utilised to fund these works.

In 2014/15 a DfE grant of £565k has been allocated to fund any capital needs to support schools in the provision of Universal Free Schools Meals. To date £177k has been approved to be released where the need for new equipment has been demonstrated by schools following an

assessment by officers on their requirements. The remaining £388k of the grant will be subject to release pending further assessments.

The funding for the feasibility works for the secondary schools expansions programme will be met from the overall £80,000k budget allocated towards expansions as detailed in the table below.

The Schools Expansion programme is funded from EFA grants, £196,676k, S106 £21,703k and Council resources of £92,638k.

Priority Schools Capital Programme	Prior Years	2014/15	2015/16	2016/17	2017/18	2018/19	Total	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Minor Works	953	201	0	0	0	0	1,154	1,154	0
Phase 1	21,924	1,647	0	0	0	0	23,571	23,380	(191)
Phase 1A (Inc. Rosedale)	2,074	42	0	0	0	0	2,116	2,116	0
Phase 2	51,604	29,239	3,225	0	0	0	84,068	83,398	(670)
Phase 2A	2,885	44	0	0	0	0	2,929	2,904	(25)
Phase 3	6,275	14,162	9,495	0	0	0	29,932	29,770	(162)
Special Resources Prov.	0	1,000	0	0	0	0	1,000	1,000	0
Phase 3A	698	2,049	0	0	0	0	2,747	2,668	(79)
Phase 4 (New Primary Schools Expansions)	0	0	4,190	8,365	945	0	13,500	13,500	0
Secondary Schools (Expansions)	0	0	15,500	40,300	22,100	2,100	80,000	80,000	0
Secondary Schools (Replacement)	0	8,679	10,710	18,777	0	0	38,166	38,166	0
Secondary Schools (Provision)	0	0	6,034	22,860	2,940	0	31,834	31,834	0
Total Expenditure	86,413	57,063	49,154	90,302	25,985	2,100	311,017	309,890	(1,127)

Priority Schools Capital Programme	Prior Years	2014/15	2015/16	2016/17	2017/18	2018/19	Total	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Resources:									
DfE Grant	50,479	6,105	33,625	45,852	18,566	2,728	157,355	157,355	0
TBNP	19,726	17,364	2,231	0	0	0	39,321	39,321	0
Section 106	10,154	10,226	1,323	0	0	0	21,703	21,703	0
Council Resources	6,054	23,368	11,975	44,450	7,419	-628	92,638	91,511	(1,127)
Total Financing	86,413	57,063	49,154	90,302	25,985	2,100	311,017	309,890	(1,127)

Members should note that of the total £196,676k grant financing, £90,719k is assumed funding whilst £105,957k has been confirmed. The assumed funding is estimated on the basis of future anticipated successful bids for additional DfE funding for the Secondary Schools expansions and the Phase 4 Primary Schools expansions programme.

Schools Condition Programme

The 2014/15 budget for the Schools Conditions programme consists of £4,254k in MTF capital programme budget approved by Cabinet in February plus slippage of £558k from 2013/14 programme to be carried forward into the new financial year. There is also an estimate of £520k

schools contributions to supplement the programme giving a total budget estimate of £5,332k which is sufficient to cover existing identified works.

The schools contribution is based on a capping formula of a contribution and a banded percentage ranging between 50% to 75% dependant on the cost of the project and capped to a maximum of 20% of the school reserves.

Comments of Policy Overview Committee(s)

None at this stage.

EFFECT ON RESIDENTS, SERVICE USERS AND COMMUNITIES

Completion of both the temporary and permanent phases of the programme will result in additional school places needed for local children, which the Council has a statutory duty to provide.

Consultation Carried Out or Required

In September 2012, Cabinet approved the statutory proposals to enlarge the premises at Harlyn, Glebe, Field End Infant and Junior, Ruislip Gardens, Hermitage Primary, Highfield, Hillingdon, Ryefield, Rabbsfarm, Pinkwell, Heathrow, Cherry Lane and West Drayton Schools. This approval was conditional on the planning permission for the individual sites being granted by 31 July 2013, which has now been met. The Council cannot take school organisation decisions regarding Academies; therefore as Wood End Park was in the process of conversion it was not included in the statutory notice.

Consultation is also needed as part of the process of establishing new schools. A Cabinet Member Report on this process was approved in May 2013 and the process was started in August 2013.

CORPORATE IMPLICATIONS

Corporate Property and Construction

Corporate Property and Construction authored this report.

Corporate Finance

Corporate Finance has reviewed this report and notes the financial implications set out above. School expansions remain at the heart of the Council's capital programme, being funded from a combination of Department for Education Grants, Developer Contributions and Prudential Borrowing. Sufficient provision exists within the Council's Medium Term Financial Forecast to meet the on-going revenue costs associated with repayment and servicing of the £91,511k borrowing expected to arise from this programme. While there has been a marginal reduction in this borrowing requirement due to projected underspends on Phase 2 expansions, this will not materially affect future financing costs.

Legal

The Borough Solicitor confirms that there are no specific legal implications arising from this report. Legal advice is provided whenever necessary, in particular cases, to ensure that the Council's Interests are protected.

BACKGROUND PAPERS

NIL

Appendix 1

Summary of Phase 2 (school expansions) and Phase 3 (new schools) construction works

School Name	Summary of Works	Status
PHASE 2		
Harefield Infants	Single storey extension to a Year 2 classroom, replacement of windows and external walls in the reception, together with associated works.	All works complete
Harefield Junior	Construction of a single-storey classroom to accommodate two classrooms and associated facilities	All works complete
Field End Infants	1 FE Expansion: Construction of new single storey building and associated facilities.	All works complete
Field End Junior	1 FE Expansion: Construction of single storey building and associated facilities.	All works complete
Bourne Primary	(Bulge Year) Single storey extension to existing school to provide two new classrooms with associated facilities.	All works complete
Highfield Primary	1 FE Expansion: Construction of a two storey building and associated facilities.	All works complete
Ryefield Primary	1 FE Expansion: Construction of a single storey building, a two storey block and associated facilities.	All works complete
Heathrow Primary	0.5 FE Expansion: Part demolition of the existing building, construction of a two storey extension and associated facilities	All works complete
Rabbsfarm Primary	1 FE Expansion: Demolition of existing school and construction of a new 3 FE school including nursery.	All works complete
Ruislip Gardens	1 FE Expansion: Construction of a new two storey extension and associated facilities.	All works complete
West Drayton Primary	1 FE Expansion: Construction of two storey building and associated facilities.	All works complete
Pinkwell Primary	1 FE Expansion: Construction of a stand alone classroom block and associated facilities.	All works complete
Wood End Primary	1 FE Expansion: Construction of 2 stand alone buildings and associated facilities.	Expansion works complete. Highways works to be completed Oct 2014
Harlyn Primary	1 FE Expansion: Construction of part two storey/part single storey extension to existing school and a stand alone two storey classroom block.	Expansion works will be completed in 2014
Rosedale Primary	Demolition of school sports hall/gymnasium and construction of a new 2 FE school including nursery.	Expansion works will be completed in 2014
Cherry Lane Primary	1 FE Expansion: Construction of a two storey building and associated facilities	Expansion works will be completed in 2014
Glebe Primary	1 FE Expansion: Demolition of existing school and construction of a new 3 FE school including nursery.	Expansion works will be completed in 2014
Hillingdon Primary	1 FE Expansion: Part demolition of existing school and construction of a new two storey classroom block and associated facilities.	Expansion works will be completed in 2014
Hermitage Primary	1 FE Expansion: Demolition of existing school and construction of a new 2 FE school including nursery.	Expansion works will be completed in 2015
PHASE 3		
Lake Farm site	New 3 FE primary school, nursery, a Special Resource Provision unit and other associated facilities.	All works complete
St Andrews Park site	New 3 FE primary school, nursery, a Special Resource Provision unit and other associated facilities.	Works will be completed in 2014
New 5 FE Junior School	New 5 FE Junior school and other associated facilities.	Works will be completed in 2015

Note: A Form of Entry (FE) is a group of 30 pupils. Expanding a school by 1 FE will add accommodation sufficient for 30 additional pupils to every year group.