

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	Bobby Finch, 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 and secondary school expansions, the school condition works programme and other school capital works.
Contribution to our plans and strategies	Putting our Residents First: <i>Our People; Our Built Environment; 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 £145,813k inclusive of £1,000k for special resources provision. An additional £13,500k is forecast for new primary school expansions (Phase 4). The secondary schools expansions/replacement forecast is £150,000k
Relevant Policy Overview Committee	Children, Young People and Learning
Ward(s) affected	All.

RECOMMENDATIONS

That Cabinet:

1. Note the progress made with primary and secondary school expansions and the school condition programme.

Primary Schools Expansions

2. Note the requirement for additional primary school places to be met by providing bulge classes for September 2015/2016 and permanent expansions for 2016 onwards.

3. Approves the commencement of a feasibility exercise for the primary school bulge year classes and permanent expansions.
4. Delegate to the Leader of the Council and Cabinet Member for Finance, Property and Business Services, in consultation with Deputy Chief Executive and Director of Residents Services, the full authority to make all necessary procurement and financial decisions, including the appointment of consultancies and the placing of building contracts for the primary school bulge year classes and primary school permanent expansions.

Schools Condition Programme

5. Notes the early progress made on developing a schools condition programme of work for 2015/2016.
6. Delegate to the Deputy Chief Executive and Director of Residents Services, in consultation with the Leader of the Council and Cabinet Member for Finance, Property and Business Services, the authority to finalise the 2015/2016 schools condition programme reporting back to Cabinet for approval.
7. Delegate to the Leader of the Council and Cabinet Member for Finance, Property and Business Services, in consultation with the Deputy Chief Executive and Director of Residents Services, the authority to make necessary procurement and financial decisions for the appointment of consultancies for the 2015/2016 school condition programme of works.

INFORMATION

1. PRIMARY SCHOOLS

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. Demand for new school places is arising due to 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.

Primary School Bulge Classes and Permanent Expansion Feasibility

The latest forecast for school places indicates a residual need for up to three additional forms of entry in primary schools 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).

To mitigate this remaining risk, officers are proposing bulge year classes from September 2015 onwards and are seeking permission from Cabinet to undertake feasibility studies to inform options for permanent expansion at existing schools for future years.

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 an additional school. To date, expansion works have been completed at 16 schools. The remaining 3 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.

A number of the completed projects will require some remedial works to be carried out by the contractors during the next few months.

Projects to be Completed During the 2014 / 2015 Academic Year

The following remaining construction works in Phase 2 are scheduled to be completed during the 2014 / 2015 academic year.

Cherry Lane, Multi Use Games Area (MUGA): Due to the concerns from the school over the amount of hard play space that will be available with the current proposed location of the Multi Use Games Area (MUGA) alternative proposals have been considered. A planning application is currently being prepared and will be submitted during December 2014.

Glebe: The contractor was originally scheduled to complete the external works in August 2014; however this has now been revised to a 2015 completion. This revised date includes the substantial remedial works required on the new school building as well as the completion of the external works.

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

Phase 3 - New Primary Schools

Phase 3 of the Primary School Expansion Programme consist of 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 accommodation required by the schools to take the initial intake of pupils was completed for the start of term in September 2014. A programme to complete the snagging items and remedial works at both sites is now in place and it is anticipated that all outstanding items will be closed out by the contractor during December 2014

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

The foundations for the new school building have been completed. The erection of the steel frame started at the end of November 2014 and is expected to be completed by the end of December 2014.

2. SPECIAL EDUCATIONAL NEEDS (SEN)

Bulge Year Classes

Meadow: The electrical upgrade works being carried out by Scottish and Southern Electric (SSE) are scheduled to be completed during December 2014. Once the upgrade has been completed all construction works will have been finished for this project.

Cherry Lane Specialist Resource Provision (SRP)

The project consists of relocating the existing school library in to a single modular classroom unit that will be installed on the school site adjacent to the existing school building. The area vacated by the library will then be remodelled in to a Specialist Resource Provision (SRP) unit.

The ground works for the modular unit have started and the installation of the single modular classroom unit is scheduled to be completed in January 2015. The remodelling works will take place during February and March with the full works due to be completed for by the end of the Easter school holiday.

3. SECONDARY SCHOOLS

School Places Forecast

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.

Feasibility Studies

Discussions with the schools deemed suitable for potential expansion have now commenced and the next stage of the feasibility exercise which includes site specific surveys is being progressed. Once the feasibility exercise has been completed, a list of the schools that will be expanded will be reported to Cabinet for approval.

Priority Schools Building Programme (PSBP)

The school buildings at Abbotsfield, Swakeleys and Northwood Secondary Schools require improvement and have attracted funding from the Priority School Building Programme for all three to be rebuilt. Abbotsfield and Swakeleys are being managed by the Department for Education (DfE) and Northwood is being managed directly by the Council.

Northwood School: Designs for the expanded 6 forms of entry (FE) school continue to be developed. A pre-planning application consultation took place between 11 November and 2 December 2014 and the feedback received, where possible, will be incorporated into ongoing design process.

Abbotsfield and Swakeleys Schools: Officers are working closely with the DfE to support the re-build of these schools. The DfE have advised that the project moved into the design phase during November 2014 with a planning application expected by February 2015.

4. SCHOOLS CONDITION PROGRAMME

Update on Works from 2013 / 2014 Programme

Hedgewood: The main roofing works were completed in October. The minor outstanding elements of work are currently being completed.

Oak Farm: The main roofing works have been completed. A revised roofing edge protection scheme is currently being designed and is currently scheduled to be installed in December 2014.

Preparation for the 2015 / 2016 Programme

A list of schools which could potentially be part of the 2015/2016 programme of works has been assessed and a finalised list of potential projects is currently being compiled and will be presented to the Leader and Cabinet Members in December 2014.

Recommendation 6 seeks delegated approval to finalise the 2015/16 schools condition programme so it can be taken forward to the feasibility stage.

Consultants will be appointed to carry out the feasibility exercise on these projects using the delegated approval requested in Recommendation 7.

Once the feasibility reports have been completed and assessed, approval for the final programme of works for 2015/2016 will be sought from Cabinet.

5. 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. Officers have been reviewing options to enable additional child care places to be provided for two year olds and recommendations will be presented to the Leader of the Council for consideration. This includes provision at mainstream schools. Schools Forum in October 2014 agreed funding to support the provision of 40 places for two year olds at a school within the Borough. This is being progressed by the school in question.

6. UNIVERSAL FREE SCHOOL MEALS

Following a recent announcement from the DfE, officers have bid for additional capital funding for works at 7 schools in the Borough which will improve the provision of the meals services to infant and junior school children. This includes developing additional provider 'hub' kitchens in the North of the Borough to serve more than one school.

7. FINANCIAL IMPLICATIONS

The Schools Expansion Capital Programme budget totals £311,161k for the period up to 2018/19 including prior years. It includes £147,661k for existing primary schools expansions, £13,500k for new primary schools expansions and £150,000k for secondary schools expansions and

replacements. The revised budget has been increased by £144k in Month 7 due to a contribution from Glebe primary school towards additional furniture, fittings and equipment.

The Month 7 forecast for the overall schools programme is an under spend of £1,847k stemming from cost savings within phases 1, 2 and 3 of the primary schools expansion programme. The position has improved by £243k from Month 6 due mainly to a final account being agreed on Ruislip Gardens primary school (phase 2) with an under spend.

The main works on all eight schools within phase 1 of the primary school expansions have been completed with a forecast outturn under spend of £380k. This is predominantly due to a combination of effective final account negotiations and efficiency gains from close management of CCT fees.

All but three of the 19 primary schools (inclusive of bulge year) phase 2 expansions have now been completed. The forecast outturn position is an under spend of £1,150k as a result of final account settlement figures being less than anticipated at Field End, Rabbsfarm, Highfield and Ruislip Gardens Primary Schools. The outstanding works at Glebe and Hermitage Primary Schools are expected to be contained within existing budgets. The costs for a multi use games area and floodlighting at Cherry Lane are contained within the overall programme under spend.

Outstanding remedial works remain to be completed shortly for John Locke and Lake Farm Academies which are contained within budget. Cost under spends of £162k have been realised due to procurement efficiencies gained from technical consultancy services and unused contingencies. Works are progressing on site for the new school at Laurel Lane and is on schedule for completion in August 2015.

The indicated need for up to three additional forms of entry in primary schools is expected to be met through some provision of additional bulge year classes. There is sufficient capacity within the phase 3A expansions budget to meet the costs of any bulge year expansions. Any future permanent expansions will be funded through the phase 4 new primary expansions budget of £13,500k.

The secondary schools replacement budget of £44,171k provides for the replacement of Abbotsfield and Swakeleys Secondary Schools and Northwood School. Abbotsfield and Swakeleys will be delivered by the Education Funding Agency (EFA) through the Priority Schools Building Programme. The Council's contribution is £13,071k covering FF&E, vocational centre and additional SRP provision.

Northwood School is being project managed internally and has been allocated a budget of £31,100k to provide for 6 forms of entry. Quantity Surveyors Mott MacDonald Ltd has been appointed to provide professional services contract for RIBA stages A-B and design work is now underway. The construction phase of the project is not expected to commence this financial year and hence there is a £631k re-phasing variance in 2014/15.

Temporary classrooms have been provided at Hedgewood Primary School and Meadow Secondary School for the new term as part of the Special Resources Provision budget of £1,000k. Planning consent has been granted to create an SRP unit at Cherry Lane for the summer term in April 2015. The costs will be contained within the budget. An amount of £414k is forecast re-phasing into next year for future needs that may arise.

The funding for the feasibility works for the secondary schools will be met from the Secondary Schools Expansion budget. More detailed feasibility work will commence on the sites so far identified as suitable for expansion. The revised budget for Secondary School Expansions is

£76,900k which is sufficient to meet the increased demand up to 2019/20. The forecast demand beyond this remains uncertain and volatile but will be reviewed annually as part of the pupil placement planning forecast and considered for accordingly as part of future MTFF strategies.

The Schools Expansion programme is funded from EFA grants totalling £197,934k, S106 £21,703k, other contributions £144k and Council resources of £91,380k. The table below summarises the financial position:

Priority Schools Capital Programme	Budget	Prior Years	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Minor Works	1,154	953	201	0	0	0	0	0	1,154	0
Phase 1	23,571	21,924	684	583	0	0	0	0	23,191	(380)
Phase 1A (Inc. Rosedale)	2,116	2,074	3	0	0	0	0	0	2,077	(39)
Phase 2	84,212	51,604	25,397	6,061	0	0	0	0	83,062	(1,150)
Phase 2A	2,929	2,885	7	0	0	0	0	0	2,892	(37)
Phase 3	29,932	6,275	16,836	6,524	135	0	0	0	29,770	(162)
Special Resources Prov.	1,000	0	586	414	0	0	0	0	1,000	0
Phase 3A	2,747	698	337	1,633	0	0	0	0	2,668	(79)
Phase 4 (New Primary Schools Expansions)	13,500	0	0	1,710	4,645	4,105	2,760	280	13,500	0
Secondary Schools (Expansions)	76,900	0	500	2,188	10,750	21,000	21,500	20,962	76,900	0
Secondary Schools (Replacement)	44,171	0	882	22,652	19,012	1,625	0	0	44,171	0
Secondary Schools (Provision)	28,929	0	0	551	3,396	7,341	9,590	8,051	28,929	0
Total Expenditure	311,161	86,413	45,433	42,316	37,938	34,071	33,850	29,293	309,314	(1,847)

Priority Schools Capital Programme	Budget	Prior Years	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Resources:										
DfE Grant	158,613	50,479	9,529	11,694	15,751	23,883	24,806	22,471	158,613	0
TBNP	39,321	19,726	19,383	212	0	0	0	0	39,321	0
Section 106	21,703	10,154	9,294	2,255	0	0	0	0	21,703	0
Schools Contributions	144	0	144	0	0	0	0	0	144	0
Council Resources	91,380	6,054	7,083	28,155	22,187	10,188	9,044	6,822	89,533	(1,847)
Total Financing	311,161	86,413	45,433	42,316	37,938	34,071	33,850	29,293	309,314	(1,847)

Members should note that of the total £197,934k grant financing, £91,977k 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 is £5,358k including an estimated £546k schools' contributions towards the works. Currently schools contributions of £347k have been agreed for nine schemes that have been implemented. Contributions for four other schemes are subject to agreement from the schools. 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.

The forecast 2014/15 outturn on the Schools Condition programme is £3,936k with £1,422k expected to be re-phased into next year for schemes that are yet to be allocated or approved. It is anticipated that this will be fully required in addition to the 2015/16 budget. This will finance existing allocated schemes, which will be completed next year subject to contribution agreements, and new schemes arising from the feasibility exercise to be undertaken for next year's programme.

Universal Free School meals

The bids for 7 projects described above will potentially lever in additional capital grant, it is not expected that any of the projects if successful in an award would require any additional Council funding. The result of the submission will be announced in January 2015.

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 was also needed as part of the process of establishing new schools. A Cabinet Member Report on the process for establishing the 3 new primary schools was approved in May 2013. The process concluded in December 2013 when the Department for Education (DfE) announced the organisations that will be managing the schools.

CORPORATE IMPLICATIONS

Corporate Property and Construction

Corporate Property and Construction authored this report.

Corporate Finance

Corporate Finance has reviewed this report and notes that investment in the Borough's schools remains at the heart of the Council's capital programme. Monies have been earmarked within the Council's Medium Term Financial Forecast to finance on-going revenue financing costs associated with the use of Prudential Borrowing to support this level of investment to 2019/20. Demand for school places continues to be closely monitored, with any relevant financial implications being captured through the Council's budget planning processes and reflected in the draft budget report also on this Cabinet Agenda.

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
Rosedale Primary	Demolition of school sports hall/gymnasium and construction of a new 2 FE school including nursery.	All works complete
Wood End Primary	1 FE Expansion: Construction of 2 stand alone buildings and associated facilities.	All works complete
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.	All works complete
Hillingdon Primary	1 FE Expansion: Part demolition of existing school and construction of a new two storey classroom block and associated facilities.	All works complete
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 2015
Cherry Lane Primary	1 FE Expansion: Construction of a two storey building and associated facilities	Main Expansion Works completed 2014. MUGA be completed in 2015
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.	Works will be completed in 2014
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.