

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 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 £143,228k inclusive of £796k for Special Resources Provision. An additional £13,500k is forecast 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 wards.

RECOMMENDATIONS

That Cabinet note the progress made with primary and secondary school expansions and the school condition programme.

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.

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 2015. Appendix 1 provides a brief summary of the works being carried out for each scheme as well as 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): A planning application for the revised location for the MUGA was submitted during December 2014. Subject to planning approval, the MUGA is scheduled to be installed during the summer term in 2015.

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 is progressing well and is due to be completed during February 2015. This will be followed by the removal of the remaining temporary classrooms and the completion of external works. The project is due to be completed in April 2015.

Phase 3 - New Primary Schools

Phase 3 of the Primary School Expansion Programme consists of the construction of 3 Form of Entry (FE) Primary Schools on Lake Farm and the St Andrew's Park (former RAF Uxbridge) sites both of which are now complete, as well as a further new 3 FE Primary School on land adjacent to Laurel Lane School due for completion in 2015.

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

The main outstanding works required was completed by the contractor during December 2014 and both schemes have now reached practical completion. The remaining minor snagging items will be completed during February 2015.

New 3 FE Primary School on Land Adjacent to Laurel Lane School

Following discussion with the Education Funding Agency and approval from Cabinet in December 2014, it has been agreed by the local authority that the new school will be a 3 FE Primary School. Officers are progressing with the necessary steps required to facilitate this change, the first of which is to commission the architects appointed to design the original scheme to work in conjunction with the main contractor to start making the necessary design changes to the internal building layouts and external areas.

Once the proposed design changes and the associated costs are reviewed and approved, the contractor will then be instructed to incorporate these changes into the works which have already started in this site.

Phase 4 - 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 progressing discussions with schools about bulge year classes from September 2015 onwards and permanent expansion at existing schools for future years.

2. SPECIAL EDUCATIONAL NEEDS (SEN)

Bulge Year Classes

Meadow: The electrical upgrade has completed by Scottish and Southern Electric (SSE) in December 2014. This was the last element of work required as part of the installation of the modular temporary classroom unit and this project is now been fully complete.

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 into a Specialist Resource Provision (SRP) unit.

Following the completion of the ground works in December 2014, the single modular classroom unit was delivered to site and installation and internal fit-out is scheduled to be completed at the end of January 2015. The remodelling works in the area vacated by the library will start the following month with the full project due to be completed 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

The feasibility studies on schools deemed suitable for potential expansion continue to be progressed and are due to be concluded during January 2015. The results will be fed back to Members and the final list of the schools that will be expanded will be reported to Cabinet.

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 rebuilds are being managed by the Department for Education (DfE) and Northwood is being managed directly by the Council.

Northwood School: The planning application has been submitted and the statutory planning consultation commenced early January 2015. The detailed design work required for the tender to procure the main works contractor has now commenced.

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 during February 2015. The Education Funding Agency has sought decisions and an input from the Council about the final scope and specification of the new school building, which has been provided.

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 have now been substantially completed.

Oak Farm: The main roofing works have been completed. A revised roofing edge protection scheme was installed in December 2014.

Preparation for the 2015 / 2016 Programme

An assessment of the final list of condition works which could potentially be part of the 2015/2016 programme of works has concluded and a finalised list of potential projects to be taken forward to the feasibility stage has been compiled and presented to Members.

Once the projects to be taken forward to feasibility have been approved using the delegated authority granted at Cabinet in December 2014, consultants will be procured to progress the detailed feasibility works.

5. FINANCIAL IMPLICATIONS

The Schools Expansion Capital Programme budget totals £311,161k for the period up to 2019/20 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 Month 8 forecast for the overall schools programme is an under spend of £4,433k stemming from cost savings within phases 1, 2 and 3 of the primary schools expansion programme. The position has improved by £2,586k from Month 7 due mainly to consequential works not being required on various completed schools within Phase 2 as energy efficiency standards have been met. There are also additional elements of contingency budgets on completed schemes that are no longer required which have been released.

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) within the phase 2 expansions have now been completed. The forecast outturn position is an under spend of £3,277k as a result of final account settlement figures being less than anticipated at Field End, Rabbsfarm, Highfield and Ruislip Gardens Primary Schools. This has resulted in the release of contingency and consequential improvement budgets. 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.

John Locke and Lake Farm Academies have both now reached practical completion with the exception of minor snagging items to be completed in February 2015. There is an overall forecast underspend of £417k on these schemes due to savings on professional fees and highway works. The school being built on land adjacent to Laurel Lane Primary School has changed in scope. The school build is no longer for a 5 FE Junior School, rather following discussion with the Education Funding Agency and approval from Cabinet in December 2014; it is now proposed to be a 3 FE Primary School. This was amended to safeguard the external funding provision for the school. Despite the modification, early expectations are that the school will still be delivered within the existing budget of £10,853k, although this will be monitored closely going forward.

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 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. EC Harris has been appointed as multi-disciplined design consultant and project manager. Mott McDonald has been appointed as Quantity Surveyor. Design is progressing well and will finalise to stage D in December 2014. Issue of first stage tender is programmed for early January 2015.

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. Approval has been received to commence works with respect to the modular classroom at Cherry Lane with an anticipated completion date of April 2015. The forecast outturn for SRP's at all 3 schools is an underspend of £204k due to tender values for Hedgewood and Meadow being lower than expected.

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 MTFE 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	25,081	4,250	0	0	0	0	80,935	(3,277)
Phase 2A	2,929	2,885	7	0	0	0	0	0	2,892	(37)
Phase 3	29,932	6,275	16,878	6,227	135	0	0	0	29,515	(417)
Special Resources Prov.	1,000	0	750	25	21	0	0	0	796	(204)
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	250	2,438	10,750	21,000	21,500	20,962	76,900	0
Secondary Schools (Replacement)	44,171	0	482	23,052	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	44,673	40,469	37,959	34,071	33,850	29,293	306,728	(4,433)

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	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Resources:										
DfE Grant	158,613	50,479	9,129	12,094	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	8,724	2,807	175	0	0	0	21,860	157
Schools Contributions	144	0	144	0	0	0	0	0	144	0
Council Resources	91,380	6,054	7,293	25,356	22,033	10,188	9,044	6,822	86,790	(4,590)
Total Financing	311,161	86,413	44,673	40,469	37,959	34,071	33,850	29,293	306,728	(4,433)

Members will note that of the total £197,934k grant financing, £91,548k is assumed funding whilst £106,385k 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 £3,935k 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.

As part of the Month 7 re-phasing exercise £1,422k has been 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 to 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.

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 budget report to Cabinet and Council during February 2015.

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.	All works complete
St Andrews Park site	New 3 FE primary school, nursery, a Special Resource Provision unit and other associated facilities.	All works complete
New 3 FE Primary School	New 3 FE Primary 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.