

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	As at Month 11 the forecast of the existing Primary Schools Capital Programme is £142,768k inclusive of £796k for Special Resources Provision. An additional £13,500k is forecast for new Primary School Expansions (Phase 4). The Secondary Schools Expansions and Replacement forecast is £150,000k.
Relevant Policy Overview Committee	Children, Young People and Learning
Ward(s) affected	All wards.

RECOMMENDATIONS

That Cabinet:

1. Note the progress made with primary and secondary school expansions and the school condition programme;
2. 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 and all necessary decisions in relation to the placement of works contracts for the 2015/16 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, with some residual excess demand forecast in the north of the borough. The next refresh of the forecast will be undertaken in the summer.

Phase 2 - Permanent Primary Schools 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 during 2015.

Appendix 1 provides a brief summary of the works 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.

Updates on Projects Completing in 2015

Hermitage Primary School: The construction of the new single storey classroom block has been completed. The contractor is continuing to work on the completion of the remaining external areas which includes the removal of the temporary modular classroom units. The scheduled completion date is May 2015.

Cherry Lane Primary School, Multi Use Games Area (MUGA): Following the completion of the Specialist Resource Provision unit at the school work has commenced on constructing the MUGA. This is scheduled to be completed during May 2015.

Glebe Primary School: The main construction works at the school have now been completed. The remedial works required on the new school building has now started and will continue during school summer holiday to avoid disrupting the operation of the school.

Phase 3 - New Primary Schools

St Martin's CoE Primary School

The construction of the new school continues to progress well with the external envelope of the building now complete and watertight. The contractor has now moved onto completing the internal partition walls.

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 have progressed discussions with schools regarding expansion. Recommendations for bulge year groups from September 2015 and for feasibility studies for possible permanent expansions have now been finalised. Final recommendations on bulge classes for September 2015 will be informed by the outcome of the primary allocations process.

2. SPECIAL EDUCATIONAL NEEDS (SEN)

Cherry Lane Primary School Specialist Resource Provision

The construction works consisted 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 was then be remodelled into a Specialist Resource Provision (SRP) unit. These works were completed during the Easter school holidays in April 2015.

Vyners School Hearing Impairment Resource Base (HIRB) Expansion

This project consists of the relocation of the HIRB to a larger area within the existing school which will be remodelled. The function currently occupying this space will be moved in to the modular classroom unit which will be installed on the site. These works will need to be completed for September 2015.

The initial design work has been completed and the planning application for the modular classroom unit will be submitted during April 2015. This will be followed by the procurement of a works contractor for this project which will start in April 2015.

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.

Officers have been progressing discussions with a selection of secondary schools to explore options for expansion. Officers have finalised recommendations for Members to consider in the first instance.

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 Education Funding Agency and Northwood is being managed directly by the Council.

Northwood School: A potential risk on this project is the Sport England objection to the planning application which could impact on the planned start date of the construction works. Following Planning Committee on 24 March 2015, the planning application has been referred to the Secretary of State (Department for Communities and Local Government) due to the objection. The appointed contractor are currently progressing the detailed technical design that will be required for the early stages of the construction works such as the building foundations.

Abbotsfield and Swakeleys Schools: Officers are working closely with the Department for Education (DfE) to support the re-build of these schools. The DfE have advised that the project moved into the design phase during November 2014. During December 2014 and January 2015 the Education Funding Agency has sought decisions and input from the Local Authority about the final scope and specification of the new school building. The DfE have recently advised that the planned opening date for the rebuild of Abbotsfield School has been rescheduled to Easter 2017.

On 15 April, the EFA, in conjunction with Abbotsfield and Swakeleys is holding a public consultation event to provide details of the building proposals.

4. SCHOOLS CONDITION PROGRAMME

Preparation for the 2015/2016 Programme

The consultants have now been appointed to carry out the design work required to progress the projects in the 2015/2016 Programme. Once the designs have been completed the works contractor will need to be procured. Recommendation 2 seeks delegated approval for the appointment of the works contractors. The projects to be completed during 2015/16 will be included in the next Cabinet report

5. OTHER SCHOOL PROJECTS

Deansfield Primary School: The project consists of the installation of a double modular classroom unit which will be used as a Breakfast and Afterschool Club. The planning application will be submitted during April 2015 and the tender documents for the procurement of a works contractor has started to be prepared.

Bourne Primary School: To meet the curriculum needs of Bourne Primary School, officers are making preparations for the proposed installation of an additional modular classroom unit at the Bourne Primary School site. A planning application has been submitted.

Universal School Meals: On 26 March, the Department for Education (DFE) announced Hillingdon will receive an additional capital allocation of £714,751 to raise the level of take-up of the universal infant free school meal in the Borough. The DfE has been asked for further information.

6. FINANCIAL IMPLICATIONS

Month 11 Monitoring - Financial Summary

The Schools Expansion Capital Programme budget totals £311,328k for the period up to 2019/20 including prior years. It includes £147,828k for existing primary schools expansions, £13,500k for new primary schools expansions and £150,000k for secondary schools expansions and replacements.

The Month 11 forecast for the overall schools programme is an under spend of £5,062k stemming from cost savings within phases 1, 2 and 3 of the primary schools expansion programme. This represents a favourable movement of £170k from the last reporting period resulting largely from the release of final contingency sums across Highfield, Field End and West Drayton expansion schemes following officer assessment in reduction of potential risks.

Phase 1 & 2 - Permanent Primary Schools Expansions

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 on a number of schools 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 £3,906k as a result of final account settlement figures being less than anticipated at Field End, Rabbsfarm, Highfield Ruislip Gardens and Wood End 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 at Cherry Lane are contained within the overall programme under spend.

Phase 3 - New Primary Schools

John Locke and Lake Farm Academies have both now reached practical completion with a forecast underspend of £418k. This is due to savings on professional fees and highway works. Works continue to progress well at the 3FE St Martin's Primary school with the project forecast to be within its budget of £10,853k.

Phase 4 - Primary School Expansion

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. This will be financed from the current remaining budget of £1,765k from the original phase 3a temporaries which remains uncommitted.

Any future permanent expansions will be funded through the phase 4 new primary expansions budget of £13,500k. The site assessment of possible permanent expansion sites have now concluded with recommendations now in progress for Members to consider.

Special Educational Needs (SEN)

Following completion of temporary classrooms at Hedgewood Primary School and Meadow Secondary School, works have now been completed at Cherry Lane Primary School. A modular

classroom has been installed accommodating the former library with the vacated space completely remodelled for SRP provision.

The above works are funded from the Special Resources Provision budget of £1,000k. The forecast outturn is an underspend of £204k, largely due to main contract costs being less than first anticipated for the works at both Hedgewood and Meadow schools.

The expansion of the Specialist Resource Provision (SRP) at Vyners Secondary School will be funded from the budget of £178k allocated to the project as part of the Council's MTFP planning process commencing 2015/16. The facility is a Hearing Impaired Resource Base and the proposal is for an expansion from 16 SRP pupils to 23 SRP pupils. A planning application is due for submission in April 2015.

Secondary Schools Expansions

The funding for the feasibility works for the secondary schools will be met from the Secondary Schools Expansion budget. Following the initial detailed feasibility on sites so far identified suitable for expansion, a briefing will be given to Cabinet Members.

The revised budget for Secondary School Expansions is £76,900k and is considered sufficient to meet the increased demand up to 2019/20. The financial position will become clearer once detailed costings have been undertaken as part of the aforementioned briefing paper. The crystallised position will be reported on in future reports.

The forecast demand beyond 2019/20 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 MTFP strategies.

Secondary Schools Replacement

The secondary schools replacement budget of £44,170k 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 phase 1. The Council's contribution is £13,070k covering an additional 2.5 forms of entry, 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. Farrans constructions have been appointed as the main contractor through a two stage tender process using the LHC procurement framework. There is an element of risk with respect to potential delays in the project resulting from a Sporting England objection to the planning application.

Other School Projects

The provision of a modular classroom at Bourne Primary School is estimated to cost £137k. This will be funded from the unused element of the 2014/15 overall capital contingency budget. The modular classroom is to be provided for music and intervention works for pupils with additional needs, to compensate for a lack of teaching space culminating from earlier expansion works at the school.

At Deanesfield Primary School there is a requirement to install a double modular classroom unit to be used for a breakfast/after school club. Estimations suggest that the budgetary requirement

is £168k. This will be funded from the remaining Phase 3a expansions budget of £1,933k which is currently unallocated leaving a balance of £1,765k.

Priority Schools Building Programme Phase 2 (PSBP 2)

The Council has been successful in securing funding for 5 schools as part of phase 2 of the Priority Schools Building Programme. Funding allocated to each project will depend on the detailed future scoping and feasibility studies to be completed by the Education Funding Agency (EFA). These will be undertaken between April and July 2015 allowing the EFA to determine the best value for money approach to address the condition need in the successful block(s). It is expected that the vast majority of the projects will be centrally managed by the EFA.

Universal Infant Free School Meals (UIFSM)

The Council was successful in securing additional Universal Infant Free School Meals funding amounting to £476k for kitchen facilities at 3 Schools, to be delivered by August 2015. Two of the approved projects will deliver hub kitchens to provide meals to neighbouring schools.

A further £715k has been allocated to the Council by the DfE to fund works at additional schools to support the implementation of the Government initiative. This will increase the 2015/16 UIFSM budget provision to £1,191k.

The Schools Expansion programme is funded from EFA grants totalling £197,933k, S106 £21,703k, other contributions £174k and council resources of £91,518k. The table below summarises the financial position:

Priority Schools Capital Programme	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	953	201	0	0	0	0	0	1,154	1,154	0
Phase 1	21,924	1,064	583	0	0	0	0	23,571	23,191	(380)
Phase 1A (Inc. Rosedale)	2,074	42	0	0	0	0	0	2,116	2,078	(38)
Phase 2	51,604	26,716	6,061	0	0	0	0	84,381	80,475	(3,906)
Phase 2A	2,885	44	0	0	0	0	0	2,929	2,892	(37)
Phase 3	6,275	16,998	6,524	135	0	0	0	29,932	29,514	(418)
Special Resources Prov.	0	586	414	0	0	0	0	1,000	796	(204)
Phase 3A	698	416	1,633	0	0	0	0	2,747	2,668	(79)
Phase 4 (New Primary Schools Expansions)	0	0	1,710	4,645	4,105	2,760	280	13,500	13,500	0
Secondary Schools (Expansions)	0	500	2,188	10,750	21,000	21,500	20,962	76,900	76,900	0
Secondary Schools (Replacement)	0	882	22,651	19,012	1,625	0	0	44,170	44,170	0
Secondary Schools (Provision)	0	0	551	3,395	7,341	9,590	8,052	28,930	28,930	0
Total Expenditure	86,413	47,449	42,315	37,937	34,071	33,850	29,294	311,328	306,268	(5,062)

Schools Condition Programme

The 2014/15 budget for the Schools Conditions programme is £3,988k including an estimated £599k 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. Consultants are being appointed to carry out the design works for the 2015/16 programme and recommendation 2 seeks approval for delegated authority for appointing work contractors.

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 are also required 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 which organisations 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 concurs with the financial implications and monitoring position contained therein, noting 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. Corporate Finance further notes the additional allocation of grant monies to fund works supporting the implementation of the Universal Infant Free School Meals government initiative.

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
St Martin's CoE 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.