

## SCHOOL CAPITAL PROGRAMME - UPDATE

|                           |   |
|---------------------------|---|
| <b>Cabinet Members</b>    | Councillor David Simmonds CBE<br>Councillor Jonathan Bianco   |
| <b>Cabinet Portfolios</b> | Deputy Leader of the Council / Education & Children's Services<br>Finance, Property & Business Services |
| <b>Officer Contact</b>    | Bobby Finch, Residents Services   |
| <b>Papers with report</b> | Appendix 1: Summary of school construction projects   |

### HEADLINE INFORMATION

|   |  |
|---|--|
| <b>Summary</b>                            | This report provides an update on the primary and secondary school expansions, the school condition works programme and other school capital works.  |
| <b>Putting our Residents First</b>        | The actions in this report support the Council's key objectives of:<br><i>Our People; Our Built Environment; Strong Financial Management</i><br><br>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. |
| <b>Financial Cost</b>                     | The forecast of the existing Primary Schools Capital Programme is £141,187k, inclusive of £805k for Special Resources Provision. An additional £219k is forecast for the Hearing Impairment Resource Base at Vyners School. The outturn for the new Primary Schools (Phase 4) and the Secondary Schools Programmes are estimated to be £13,500k and £132,176k respectively.    |
| <b>Relevant Policy Overview Committee</b> | Children, Young People and Learning  |
| <b>Ward(s) affected</b>                   | All wards.   |

### RECOMMENDATIONS

That Cabinet:

1. Note the progress made with primary and secondary school expansions, the school condition programme and other school capital projects.
2. Approve a virement of £4,084k from the Provision for Secondary Schools Funding budget to the Northwood Secondary School Replacement scheme, to meet the additional costs of construction

## **Reason for Recommendation 2**

A forecast cost over spend of £4,084k has arisen on the replacement of Northwood Secondary School due to a combination of reasons such as ground abnormalities, additional design specifications and market pressures. As a result it is proposed to vire £4,084k funding from the £11,106k Provision for Secondary Schools funding that is financed by prudential borrowing to cover this over spend. The profiling of the £4,084k virement is as follows:

- 2015/16 - £174k
- 2016/17 - £2,027k
- 2017/18 - £1,883k

## **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 also arising due to new house building and families moving into the Borough. The 2015 update of the pupil forecast has now been completed. 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 excess demand forecast in future years, mainly in the north of the borough.

#### **Phase 2 - Permanent Primary Schools Expansions**

Following the end of the Defects and Liability Period for a number of the projects completed during 2014 minor defect rectification works were carried out during the school summer holidays.

##### **Glebe Primary School**

The remaining substantial remedial works required on the new school building have now been completed.

#### **Phase 3 - New Primary Schools**

##### **St Martin's CoE Primary School**

The construction of the new school was completed on 7 August 2015 and the site was handed over to the Frays Academy Trust on the 1 September 2015. The school opened to pupils on 3 September 2015.

#### **Phase 4 - Primary School Expansions**

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 average of 1.5 FE 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. Initial site investigation surveys on the schools identified for potential expansion have been commissioned and the work on potential expansion feasibility design options for each of these sites is now well underway.

## **2. SPECIAL EDUCATIONAL NEEDS (SEN)**

### **Vyners School Hearing Impairment Resource Base (HIRB) Expansion**

This project consisted of the relocation of the HIRB to a larger area within the existing school which was remodelled. The function that occupied this space was relocated to modular classroom unit which was installed on the site. These works have been successfully completed and the new accommodation is now in use by the school.

## **3. SECONDARY SCHOOLS**

### **School Places Forecast**

The rising demand for school places is now moving into secondary schools. The updated forecast shows a longer-term sustained pressure for additional secondary school places. The planned expansions of Northwood, Abbotsfield and Swakeleys schools will add 5.5 forms of entry capacity. Over the next five years, 19 additional forms of entry are forecast to be required. The forecast need for additional secondary school places is higher in the northern parts of the Borough, where there tends to be a higher number of pupils living outside the Borough travelling to a Hillingdon school. A new free school is scheduled to open in Harrow in 2016, close to the border with Hillingdon and this would offer an additional choice for Hillingdon residents.

### **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**

Construction works are currently progressing well. The erection the steel frame has started and is now in advanced stages of completion. Works on the floor decking, external staircase and foul drainage have all commenced.

The completion date for the new main school building has been revised to the end of September 2016. This will not affect the Northwood School as there is sufficient capacity to accommodate the additional pupils who will be starting school that year within the existing school building.

#### **Abbotsfield and Swakeleys Schools**

Officers are continuing to work with the Education Funding Agency (EFA) on the project. The planning application was submitted in August 2015. It is anticipated that the project will be completed in 2017.

## **4. SCHOOLS CONDITION PROGRAMME**

## **Preparation for the 2015/2016 and 2016/2017 Programmes**

Tender responses were received at the end August for the roofing schemes at Heathrow Primary and Field End Junior Schools. The remaining 2015/2016 schemes will be tendered during September 2015.

Once the works have been tendered and the costs have been finalised (including the Schools agreement to contributions), the projects to be progressed this year will be finalised based upon their priority.

The feasibility reports for the 2016/2017 programme at William Byrd Primary School and Lady Bankes Junior Schools have required further consideration at feasibility stage prior to developing the detailed design.

### **Whitehall Junior School**

The replacement of the schools heating system was carried out during the summer holidays and completed for the start of the new school year.

## **5. UNIVERSAL FREE SCHOOL MEALS**

The kitchen refurbishment works at Frithwood, Harefield and Harlyn were carried out over the school summer holidays and successfully completed for the start of the new school year.

Following the announcement by the Department for Education in March 2015 that Hillingdon will receive an additional capital allocation grant £714,751 to be used raise the level of take-up of the universal infant free school meals, officers are undertaking a review of priorities for a programme of works which will be presented to Members for consideration.

## **6. OTHER SCHOOL PROJECTS**

### **Deanesfield Primary School**

The project consisted of the installation of a double modular classroom unit which will be used as a Breakfast and After School Club. These works have been successfully completed and the modular unit is now in use by the school.

### **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. These works have been completed over the school summer holiday.

## **7. FINANCIAL IMPLICATIONS**

## Month 4 Monitoring - Financial Summary

The Schools capital programme budget is £288,218k up to 2019/20 including prior year expenditure as set out in the table below:

| Priority Schools Capital Programme              | Prior Years    | 2015/16       | 2016/17       | 2017/18       | 2018/19       | 2019/20       | Total          | Forecast       | Variance      |
|---|----------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|---------------|
|   | £'000          | £'000         | £'000         | £'000         | £'000         | £'000         | £'000          | £'000          | £'000         |
| <b>Minor Works</b>                              | 980            | 174           | 0             | 0             | 0             | 0             | 1,154          | 1,154          | 0             |
| <b>Phase 1</b>                                  | 22,549         | 642           | 0             | 0             | 0             | 0             | 23,191         | 23,191         | 0             |
| <b>Phase 1A (Inc. Rosedale)</b>                 | 2,085          | 0             | 0             | 0             | 0             | 0             | 2,085          | 2,085          | 0             |
| <b>Phase 2</b>                                  | 74,711         | 5,358         | 0             | 0             | 0             | 0             | 80,069         | 79,672         | -397          |
| <b>Phase 2A</b>                                 | 2,885          | 0             | 0             | 0             | 0             | 0             | 2,885          | 2,885          | 0             |
| <b>Phase 3</b>                                  | 22,540         | 6,841         | 135           | 0             | 0             | 0             | 29,516         | 28,768         | -748          |
| <b>Special Resources Prov.</b>                  | 759            | 37            | 0             | 0             | 0             | 0             | 796            | 805            | 9             |
| <b>Phase 3A</b>                                 | 719            | 1,908         | 0             | 0             | 0             | 0             | 2,627          | 2,627          | 0             |
| <b>Vyners (HIRB)</b>                            | 0              | 219           | 0             | 0             | 0             | 0             | 219            | 219            | 0             |
| <b>Phase 4 (New Primary Schools Expansions)</b> | 0              | 1,710         | 4,645         | 4,105         | 2,760         | 280           | 13,500         | 13,500         | 0             |
| <b>Secondary Schools (Expansions)</b>           | 84             | 2,604         | 10,750        | 21,000        | 21,500        | 20,962        | 76,900         | 76,900         | 0             |
| <b>Secondary Schools (Replacement)</b>          | 1,207          | 22,500        | 21,039        | 3,508         |               |               | 48,254         | 48,254         | 0             |
| <b>Secondary Schools (Provision)</b>            | 0              | 0             | 650           | 432           | 3,024         | 2,916         | 7,022          | 7,022          | 0             |
| <b>Total Expenditure</b>                        | <b>128,519</b> | <b>41,993</b> | <b>37,219</b> | <b>28,613</b> | <b>27,284</b> | <b>24,158</b> | <b>288,218</b> | <b>287,082</b> | <b>-1,136</b> |

The Provision for Secondary Schools budget has reduced by £17,823k due to removing previously assumed future grant funding as there is uncertainty over the level of grant to be received based on current demand and capacity levels. The virement of £4,084k from the Provision budget proposed in Recommendation 2 is also reflected in the Secondary Schools Replacement budget above.

The Schools Expansion programme is funded from a combination of EFA grants, S106 contributions and prudential borrowing. The forecast position as at month 4 is an under spend of £1,136k on revised budget predominantly stemming from Phases 2 and 3 of the Primary Schools Expansions programme. Details of the financial performance of the programme are set out below.

### 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 at an estimated total cost of £23,191k. The remaining budget will be consumed once final accounts have been received from the main contractor and negotiations undertaken.

All the expansions forming a part of the primary schools phase 2 expansions programme have now been completed. The outstanding remedial works at Glebe Primary School were completed over the school summer holidays.

There is an overall reported underspend of £397k resulting from principally agreed final accounts sums being less than anticipated at both Hillingdon and Heathrow Primary Schools. This has

offset the previously reported overspend at both Hermitage and Cherry Lane Primary schools which had arisen on final account due to extension of time claims and MUGA costs respectively.

### Phase 3 - New Primary Schools

John Locke and Lake Farm Academies have both reached practical completion. The construction of St Martin's Primary School has also reached practical completion with the school due to be occupied for the start of the new school year.

The overall phase 3 new build programme is forecast to complete with an underspend of £748k. Of this £470k is resulting from a combination of efficiencies gained from CCT fees and savings with respect to highway works at St Martin's Primary School. The remaining underspend are savings on both John Locke and Lake Farm Academy schemes following effective final account negotiations.

### Phase 4 - Primary School Expansion

The indicated need for up to three additional forms of entry in primary schools in the north of the borough is expected to be met from the £13,500k budget set aside for phase 4 of the primary schools expansion programme. Feasibility is currently being undertaken on the possible sites identified for expansion and the cost implications resulting from the works undertaken will be analysed and included in future programme update reports.

### Special Educational Needs (SEN)

The expansion of the Specialist Resource Provision (SRP) at Vyners Secondary School is now completed. Early estimates suggest that this will be within the overall £219k subject to completion of final accounts negotiations. The facility is a Hearing Impaired Resource Base and the proposal is for an expansion from 16 SRP pupils to 23 SRP pupils.

### Priority Schools Building Programme Phase 1 (Secondary Schools Replacement)

The original secondary schools replacement budget of £44,170k provides for the replacement of Abbotsfield, Swakeleys and Northwood Secondary Schools. The budget is proposed to increase by £4,084k following construction cost pressures reported previously. Recommendation 2 seeks Cabinet approval for a budget virement of £4,084k from the Secondary Schools Provision budget to the Northwood School project.

Northwood School - the project is managed internally and has been allocated a budget of £31,100k to potentially increase to £35,184k as detailed above. This will provide for a new 6 forms of entry school. Works continue to progress to plan with the exception of some minor delays. Several early works packages have been undertaken and completed. Approval has recently been received to commence works with respect to implementation of internal wall, ceilings and selected mechanical and electrical works.

Abbotsfield School - the Education Funding Agency (EFA) are managing the re-building of this school through the Priority Schools Building Programme (PSBP) with the Council making a contribution of £13,070k covering an additional 2.5 forms of entry, FF&E and highways works, a vocational centre and additional SRP provision. The highways works will include the provision of 50 drop-off places and a contribution to Transport for London is also required. The delivery of the project is running behind schedule although the existing school should be able to accept additional pupils in September 2016. The school is expected to be ready in 2017.

## **Other School Projects**

The provision of a modular classroom at Bourne Primary School will be funded from the £138k budget that was released from contingency by Cabinet in March 2015. Works were completed during the summer holidays within the allocated budget.

Works have also been completed on the installation of a double modular classroom at Deanesfield Primary School for the Breakfast and After School Clubs. This has been funded from the overall approved budget of £196k.

## Universal Free School Meals

Schools are required to offer infant school children (from reception to year 2 inclusive) with a hot free school meal as part of the governments Universal Free School Meals initiative. The Council was awarded £477k grant funding towards refurbishing and upgrading kitchen facilities at Frithwood, Harefield and Harlyn Primary Schools. Planned works at all 3 schools have now completed in time for the start of the new term and in accordance to the EFA specified grant conditions.

Following a further funding award of £715k to be expended by March 2016, officers are finalising recommendations on the most efficient use of the funding to be presented to Members for consideration.

## Schools Condition Programme

The 2015/16 schools condition programme budget is £3,486k inclusive of £560k slippage carried forward from 2014/15. The programme has been agreed with 8 priority schemes identified for condition works.

The replacement of the heating system works at Whitehall Junior School completed over the summer holidays in time for the new term.

The remaining priority schemes are at various stages of the tendering process following completion of design works by the appointed consultants. It is expected that these projects will commence and complete within 2015/16 subject to attaining agreement from the schools with respect to their levels of contribution. Formal agreement with respect to contributions has been reached with six of the schools to date. Officers remain in negotiations with the remaining schools.

## **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**

Changes made under the 2013 School Organisation Regulations mean that, subject to certain conditions (which include securing capital funding and planning consent), governing bodies of all categories of maintained schools are able to enlarge their premises (expand) without a statutory process. However, the statutory guidance states an expectation that parents and other interested parties are consulted. The local authority can also propose such a change, in which case a statutory process is required.

A statutory process (involving publication of proposals, statutory consultation and a Cabinet or Cabinet Member decision) is required for proposals to establish special educational needs provision (e.g. specialist resourced provision - SRP). Therefore, this will be needed if any expansion projects also include an SRP.

Under the School Admissions Code, the local authority as admissions authority for community schools must consult at least the school governing body on the admission number. Foundation schools are their own admissions authority and set their own admission number.

## **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 contained therein, noting that investment in the borough's schools remains at the heart of the Council's Capital Programme. Assuming that budgeted grant income is secured, sufficient 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.

Corporate Finance further notes the recommendation to vire £4,084k of Prudential Borrowing from the Provision for Secondary Schools budget, to finance the cost pressure identified at Northwood Secondary School, will leave an unallocated Schools Capital provision of £7,022k over the current MTFF.

### **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 school construction projects

| School Name                    | Summary of Works   | Status                          |
|--------------------------------|--|---------------------------------|
| <b>PHASE 2</b>                 |  |                                 |
| 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 standalone 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 standalone 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              |
| Cherry Lane Primary            | 1 FE Expansion: Construction of a two storey building and associated facilities  | All works complete              |
| Hermitage Primary              | 1 FE Expansion: Demolition of existing school and construction of a new 2 FE school including nursery.                                       | All works complete              |
| Glebe Primary                  | 1 FE Expansion: Demolition of existing school and construction of a new 3 FE school including nursery.                                       | All works complete              |
| <b>PHASE 3</b>                 |  |                                 |
| 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.   | All works complete              |
| <b>PHASE 4</b>                 |  |                                 |
| Primary Schools                | Expansions: Potential Expansion of 3 schools.  | Feasibility                     |
| <b>SECONDARY SCHOOLS</b>       |  |                                 |
| Northwood School               | 1 FE Expansion: Demolition of existing school and construction of a new 6 FE school.   | Works will be completed in 2017 |
| Abbotsfield School             | 2.5 FE Expansion: Demolition of existing school and construction of a new 9 FE school.   | Works will be completed in 2017 |
| Swakeleys School for Girls     | 2 FE Expansion: Demolition of existing school and construction of a new 8 FE school.   | Works will be completed in 2017 |

| School Name                | Summary of Works  | Status             |
|----------------------------|---|--------------------|
| <b>OTHER PROJECTS</b>      |   |                    |
| Deanesfield Primary School | Installation of a double modular unit for use as a Breakfast and After School club  | All works complete |
| Bourne Primary School      | Installation of a single modular classroom unit.  | All works complete |
| Vyners School              | Relocation of the Hearing Impairment Resource Base Specialist Resource Provision to a larger area within the existing school which will be remodelled | All works complete |
|                            | Installation of a single modular classroom unit.  | All works complete |

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.