

Divisions Affected - Woodstock; Kidlington South; Kirtlington & Kidlington North

Cabinet Member for Finance

9 June 2023

Woodstock CofE Primary School Expansion to 2 Form Entry Construction Contract

Report by Director of Customer & Culture

RECOMMENDATION

1. **The Cabinet Member is RECOMMENDED to**
 - a) approve the school expansion project at Woodstock Church of England Primary School and contract award to ISG Construction Limited as referred to in this report, and
 - b) delegate authority to the Director of Customer & Culture in consultation with the Head of Legal and Deputy Monitoring Officer to complete all necessary legal documentation to give effect to this contract award.

Executive Summary

2. Following the completion of their design work the Council seeks to enter into a JCT Design & Build contract with ISG Construction Limited for the construction works at Woodstock CofE Primary School.
3. ISG were procured via the Department for Education Construction Framework. The Woodstock project was batched with the Faringdon Primary School project as a “future school”, meaning that the successful tenderer for that was given the opportunity to tender for the Woodstock project.
4. ISG were appointed under a Pre-Construction Services Agreement for the design work in December 2022 and now need to urgently proceed with the site works in order to complete the required works over summer 2023 in order to allow the school to expand in 2023 so Council can meet its statutory duty to provide basic need pupil places.
5. The Initial Business Case for Woodstock Primary School Expansion to 2 FE – was approved on 5/2/2020 and the project entered the capital programme (£3m). This will have been presented as a single line item in the Capital Monitoring Report as it was over £1m.

6. The project has progressed and ISG Construction Limited were appointed under a JCT Pre-Construction Services Agreement contract for the relevant design and early works in December 2022.
7. Following the completion of their design work the Council seeks to enter into a JCT Design & Build project for the construction works. This was approved via a Procurement Recommendation Award report and a Request for Sealing Form. The contract execution has slipped past the planned date and it is now urgent for the contractor to start works week commencing 12 June 2023, otherwise there is a strong risk that the required works won't be complete in time for the school to expand its intake in September 2023.

Corporate Policies and Priorities

8. This proposed course of action supports the Council's statutory duty to provide basic need pupil places required due to population growth.

Financial Implications

9. The capital funding for this project has been approved as part of the capital programme, with the most recent project budget being approved as part of a Full Business Case in October 2022. The project is funded from S106 agreements and the Basic Need programme funding.
10. Should the recommended course of action not be followed, the project is likely to incur additional costs in the form of inflation costs due to delay in starting on site, additional preliminaries costs from the contractor for maintaining their site setup (site offices and welfare facilities), and additional temporary school accommodation required to accommodate the additional reception pupil intake in September 2023 if the required works are late in completing.

Comments checked by:

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Legal Implications

11. As a key decision, this is required to enable the project to proceed and to comply with the Council's legal and constitutional requirements. The decision will enable legal services to enter into the relevant contractual documentation on behalf of the Council.

Comments checked by:

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MARK HAYNES
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Background papers: [Report to Deputy Leader and Cabinet Member for Children, Education & Young People's Services 24 May 2022](#)

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