

Division(s):

CABINET – 19 MARCH 2013

BAYARDS HILL PRIMARY SCHOOL – REVELOPMENT PROJECT

Report by Director for Environment and Economy

PURPOSE OF REPORT

1. The purpose of this report is to seek approval to award a contract for construction/ refurbishment to Bayard's Hill Primary School, Waynflete Road, Headington within an approved budget figure of £6.6 million. The report sets out the justification for this recommendation

The work will be carried out by a contractor selected from the OCC framework contract, as the value of the construction work is beyond the exclusivity limit of £4 million set for self-delivery by Carillion, the council's property and facilities contractual partner.

INTRODUCTION

2. The replacement of Bayard's Hill Primary School was one of 2 projects in Oxfordshire to be funded from the first wave of the previous governments Primary Capital Programme (PCP). This programme was intended to rebuild or refurbish at least half of all primary schools nationally over a 15 year period. The criterion from identifying priorities included levels of attainment and deprivation indices. As part of the deficit reduction measures implemented by the coalition government soon after the election in May 2010 the Primary Capital Programme was cancelled and the scheme at Bayard's Hill was unable to be taken forward as originally proposed. The need for Bayard's Hill Primary School to operate as a 2FE Primary School (Admission Number 60) is one part of the county council's strategy to meet the need for primary school places in Oxford.
3. The majority of pupils at Bayard's Hill Primary School enter with skills and abilities that are well below the levels expected for their age. The percentage who speak English as an additional language is above average. The proportion of pupils known to be eligible for free school meals is well above the national average. The proportion of pupils with special educational needs and/or disabilities is above average. Most of those pupils have moderate learning difficulties. Pupil mobility is above that seen nationally.
4. In February 2011 Council approved a revised Capital Programme which included £6.6m to address the priority suitability/condition requirements at Bayard's Hill Primary School and ensure sufficient space is provided for the school to operate as a two Form Entry (2FE) primary school. The new project was briefed with a view to adapt at and refurbish significant elements of the existing school accommodation rather than replace with new as proposed in the PCP project.

5. The construction work will be carried out by a contractor selected from the OCC framework contract, as the value of the construction work is beyond the exclusivity limit of £4 million set for self-delivery by Carillion. The nominated contractor has been closely involved in the project during design development. The design and administration of the construction contract will be carried out by Carillion/Capita Symonds (CCS).
6. At the meeting 17 July 2012 Cabinet approved the Council's Policy on Academies with priority being given to working with schools that are persistently at, or below, current "floor" targets, and/or are in an Ofsted category or at risk of going into an Ofsted category and, therefore, deemed under-performing schools. All schools that fall into this category will be encouraged to move towards sponsored Academy status.
7. Bayard's Hill Primary School was the only school in Oxfordshire below floor targets in 2012 with less than 60% of pupils achieving level 4 or above in English and maths at the end of Key Stage 2 (KS2). The floor changed from 55% to 60% two years ago, the only year the school have been above the Floor Target is 2010 when they got 60%.
8. The school is improving with formal support from two primary schools (Wood Farm and Windmill) in their partnership. This is an interim arrangement pending the identification of a future academy sponsor for the school which is expected to be confirmed for autumn 2013.

DESCRIPTION OF THE PROJECT

9. The school currently occupies buildings from the 1960's with later accommodation circa 2000. Teaching accommodation is split into 3 distinct separate areas. School classrooms and the County Music Service share part of one block. The current arrangement of the classroom accommodation, with key stages split, does not allow a natural flow of pedestrian traffic through the school with resultant operational and day to day management issues. The flow of circulation for access to the Music Service accommodation causes concern over safeguarding.
10. This project will rationalise, remodel and redevelop the school. The project will remove or refurbish existing poor quality buildings and provide extensions and infill accommodation. This will provide a natural flow through the Key Stages and deliver 21st Century accommodation to support the school in order to raise levels of educational attainment and aspiration. The proposed improvements will support the strategic provision of primary phase 'basic need' pupil places by providing sufficient infrastructure to allow the school to operate as a 2 Form-Entry (2FE) Primary school. Consequential alterations to the County Music Service accommodation on the site will create a secure and appropriate learning environment for the school.
11. The project will address over 95% of the value of the building condition issues identified in the condition survey carried out in August 2012, which total circa £1.3m
The scheme will also address current suitability issues relating to:

- Poor internal organisation of spaces
- Site security issues associated with a multi-use site
- Inadequate withdrawal/SEN spaces for small group and 1:1 support
- accessibility issues due to changes in levels within the building

The work will include a significant amount to improve the energy efficiency of the building by replacing the boiler and heating system, reducing the overall footprint of the building by 569m², installing modern standards for glazing and insulation and photovoltaic panels to meet the “Part L” requirements.

The project will be delivered with the following milestones:

No	Key Project Milestones	Start Date	Finish Date
1	Tender reviewed and recommended by CCS	1/3/13	8/3/13
2	Stage 2 Full Business Case Approval	22/2/13	15/3/13
3	Contract Award	25/3/13	29/3/13
4	Enabling works and Mobilisation	25/5/13	31/7/13
5	Phase 1 and Phase 2 Construction	31/7/13	24/7/15

EXPECTED BUSINESS BENEFITS & CONTRIBUTION TO THE COUNCIL’S BUSINESS STRATEGY

12. The Stage 1 Outline Business Case (Annex 1) identifies that the project meets;
- two of the County Council’s four corporate priorities
 - one of the 6 corporate principles for capital prioritisation
 - two of the core themes of the Corporate Asset Management Plan 2010

FINANCIAL AND STAFF IMPLICATIONS

13. The Outline Business Case which identified a budget provision of £6.6m including contingency, for this project was approved by the Leader of the Council on 9th March 2012. Following detailed design, a tender has been submitted from OCC’s framework list of contractors which will deliver the scheme within the identified budget of £6.6m. Given that tenders have recently been received and detailed evaluation work was taking place at the time of writing this report it has not been possible to provide specific financial details. These will be available prior to the Cabinet meeting and circulated separately.
14. Any on-costs to the school for additional staff to provide for increased pupil numbers will be funded from the school’s delegated School Budget Share, which will increase in proportion to increases in pupil numbers. Resources for School Budget Shares are provided by government through the Dedicated

Schools Grant, which will increase proportionately to increases in overall pupil numbers in Oxfordshire.

Existing Repairs & Maintenance Budget requirements will significantly reduce due to the major refurbishment and the high priority assessed need requirements will be resolved. Energy efficiency of the building will be significantly enhanced and the net floor area of the school will decrease by 569m² as a result of these works.

The school is responsible for running costs which are funded from the school's delegated School Budget Share. The building running costs will be proportionately lower than existing buildings on the site and the savings arising from the reduced area, enhanced insulation and more efficient heating systems can be reinvested by the school.

The County Music Service confirms that they envisage no impact on operating and staffing costs. Floor area occupied by the Music service will notionally increase by 85m² due to more dedicated circulation space. Premises costs will benefit from savings in energy efficiencies which will help mitigate any costs arising from the increased area.

15. If the school converts to an Academy, they will be responsible for managing all revenue implications of the project. These will need to be funded from the Academy's delegated Budget Share. Resources for academy budget shares are provided by government through the Education Funding Agency.

Oxfordshire County Council has no responsibility for on-going revenue running costs at the academy.

SUMMARY OF OPTIONS CONSIDERED AT OUTLINE BUSINESS CASE STAGE

16. Options considered and Discounted.

The following options were considered and discounted, during the feasibility stage and were documented within the attached Stage 1 OBC approved in March 2012.

- Do nothing
- Integrate children's centre on the site as originally proposed
- Deliver an 'off the shelf' new school solution

17. Recommended Option Approved at Stage 1 OBC and taken forward to detailed design to inform this Full Business Case.

The agreed option was to carry out partial demolition and build new accommodation to enhance the existing, where such is retained, to bring the school up to modern standards.

This option provides a cost-effective solution which can be delivered within the required timescale. Disruption to pupils and staff will be minimised by careful phasing and by provision of temporary classrooms on site for the relevant periods of the construction period.

The school's senior teaching staff & governors, and the County Music Service management team, have been fully engaged in the development of the detailed design through direct participation in design team meetings.

RISK MANAGEMENT

18. A detailed risk log is an integral part of the projects governance structure and is included in the business case attached as an appendix to this report. The summary of risks is set out in the table below.

No	Description of areas or sources of risk and impact on project	Mitigation	Owner
1	Asbestos removal. IMPACT: significant increase to project costs	Initial surveys undertaken and contingency sum adequate to meet current understanding of asbestos. Further destructive survey to be carried out under unoccupied conditions to determine complete extent of asbestos to be removed and costs confirmed as early as possible	CCS
2	Archaeology. IMPACT: increase in project costs and programme	Allowance in programme and cost plan to cater for delay in progress	CCS
3	Regulation 3 planning approval void on conversion to Academy. IMPACT: Proposed work does not proceed	New gate within perimeter fence being installed to implement planning approval in accordance with planning conditions	CCS
4	The scope of works could change due to the passage of time, new staff / governors or Academy requirements	The existing feasibility design drawings integrating descriptions of fitting out and the like have been agreed by the head teacher in the presence of the governors as the agreed scope of works	OCC

LEGAL IMPLICATIONS

19. The construction works for the project will be procured through the Council's Framework, which has been subject to EU Procurement.

Any works that are to be undertaken after the conversion to academy status will be included in the CTA agreement, and agreed with the academy provider, so that no additional licenses will be required.

CONSULTATION

20. The school senior teaching staff, governors and management team within the music service, have continued to be fully engaged in the development of the detailed design through direct participation in design team meetings. Any changes that came from the outcome of the Gateway Reviews have been shared with the stakeholders to ensure that they have been fully integrated within the project team.

SUSTAINABILITY IMPLICATIONS

21. The extension element of the project will seek to meet the BREEAM principles of 'VERY GOOD'. Despite the reduction of the old inefficient building floor area by 569m², and the improvement to the retained building with modern standards of glazing and roofing insulation, and heating and lighting, due to the area of the extension, compared with the area of the existing building, the overall project will be in line with that of a 'GOOD' rating.

The replacement boilers, heating system and photo voltaic solar panels will reduce the school's energy consumption, as well as its carbon footprint.

RECOMMENDATION

22. **The Cabinet is RECOMMENDED to approve the Stage 2 Business Case and approve the award of the construction contract detailed in the report.**

HUW JONES

Director for Environment and Economy

Background papers: Business case
Resource Appraisal Form
Capital Implications and Value for Money Analysis
The Latest Cost Plan
The Latest Project Risk Register
The Updated Stage 1 Form

Contact Officer: Trevor Askew, Service Manager, Tel: 01865 323678

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