

Delegated Decisions by Cabinet Member for Schools Improvement

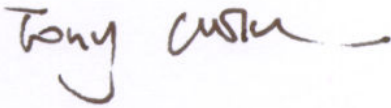
***Tuesday, 2 March 2010 at 12.00 pm
County Hall***

Items for Decision

The items for decision under individual Cabinet Members' delegated powers are listed overleaf, with indicative timings, and the related reports are attached. Decisions taken will become effective at the end of the working day on 10 March 2010 unless called in by that date for review by the appropriate Scrutiny Committee.

Copies of the reports are circulated (by e-mail) to all members of the County Council.

These proceedings are open to the public



Tony Cloke
Assistant Head of Legal & Democratic Services

February 2010

Contact Officer: **Deborah Miller**
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Note: Date of next meeting: 7 April 2010

If you have any special requirements (such as a large print version of these papers or special access facilities) please contact the officer named on the front page, but please give as much notice as possible before the meeting.

Items for Decision

1. Declarations of Interest

2. Questions from County Councillors

Any county councillor may, by giving notice to the Proper Officer by 9 am on the working day before the meeting, ask a question on any matter in respect of the Cabinet Member's delegated powers.

The number of questions which may be asked by any councillor at any one meeting is limited to two (or one question with notice and a supplementary question at the meeting) and the time for questions will be limited to 30 minutes in total. As with questions at Council, any questions which remain unanswered at the end of this item will receive a written response.

Questions submitted prior to the agenda being despatched are shown below and will be the subject of a response from the appropriate Cabinet Member or such other councillor or officer as is determined by the Cabinet Member, and shall not be the subject of further debate at this meeting. Questions received after the despatch of the agenda, but before the deadline, will be shown on the Schedule of Addenda circulated at the meeting, together with any written response which is available at that time.

3. Petitions and Public Address

4. The Grange Primary School (Pages 1 - 6)

Forward Plan Ref: 2009/242

Contact: John Phipps, Service Manager, School Organisation & Planning Tel: (01865 8106455)

12.40 pm

Report by the Director for Children, Young People & Families (**CMDS14**)

The Cabinet Member for Schools Improvement is RECOMMENDED to approve Detailed Project Appraisal ED 739 to provide 6 new build classrooms as a complete suite of Keystage Two classrooms with associated facilities to replace the existing temporary buildings.

Division(s): Banbury Easington

DETAILED PROJECT APPRAISAL

APPRAISAL NO. ED 739

NAME OF SCHEME: The Grange Community Primary School, Banbury – New 6 Classroom Block to replace temporary classrooms

COMMITTEE(S): Cabinet Member for Schools Improvement

START YEAR: 2010/2011

BASIS OF ESTIMATE: Atkins estimate based on agreed sketch scheme.

1. INTRODUCTION

The Grange Community Primary School is a popular local school with a planned admission of 45 pupils each year. The most recent Ofsted Inspection in 2008 described the school as a satisfactory and improving school. The school has five classes currently accommodated in temporary buildings which have significant environmental and suitability issues.

The school was built in the early 1970's along with the residential development and it shares a community playing field with the adjacent St John's Roman Catholic Primary School. The temporary buildings were added from 1980 and are generally over 25 years old.

This proposed project will provide 6 new build classrooms as a complete suite of Keystage Two classrooms with associated facilities to replace the existing temporary buildings.

The scheme has the full support of staff and the school's governing body.

2. DESCRIPTION OF PROJECT

The proposed works will include:

- (a) 6 Keystage Two classrooms with associated resource areas
- (b) Classroom storage
- (c) Pupils cloaks area and toilet facilities
- (d) 2 rooms for small groups
- (e) Facilities for staff and disabled users

The works include a re-arrangement of the main school entrance and visitor reception and minor adaptations to the school office and headteacher's office where the new building links with the existing school building. Ancillary works include the re-provision of car parking spaces lost by the construction of the new building, car park access road and external paved and landscaped areas together with drainage and services. Other works include the provision of

temporary pathways and the demolition of all temporary buildings after completion of the new building.

3. JUSTIFICATION AND ASSESSMENT OF NEED

The CYP&F Asset Management Suitability Survey has identified the following accommodation problems with these temporary buildings which are rated as a “Category C Problem: Management or Organisation of the School affected adversely”:

Too small for 30 pupils, heating problems, inadequate storage. At the beginning of cold weeks temperature takes time to reach minimum requirement. Rooms lack adequate ventilation and are stuffy. Poor natural lighting. Toilet facilities are accessed in the main building which is some distance away.

These temporary buildings also include a number of DCFS Priority 2 items, which are described as ‘Essential work required within two years that will prevent serious deterioration of the fabric or services and/or remedy a less serious breach of legislation’

These buildings have been identified for replacement in line with agreed CYP&F Asset Management priorities. This follows an analysis of the temporary classrooms in use throughout the County taking into account the ages of the buildings and the number of identified condition items. The proposed work will have a significant impact in reducing the outstanding suitability and condition issues at the school.

The improved environment for learning, the better access to whole school facilities together with the addition of two small group rooms for focussed and personalised learning will have a positive impact on raising educational attainment. In addition, as the school has mixed age classes over two year groups, the 3 classrooms on each floor of the new building will place each of these year groupings close to each other. The key educational outcome of this project will be to give the opportunity for the school to improve on the current Ofsted assessment of “a satisfactory and improving school”.

Temporary buildings have high running costs in terms of energy usage and maintenance and also a limited lifespan which places an increasing repairs and maintenance liability on delegated and non-delegated budgets. Their replacement with new buildings will reduce running costs and avoid this burden of increasing financial liabilities.

4. OTHER OPTIONS

The first option available is to do nothing. This will leave the school with a large number of temporary buildings and will require the continued maintenance of the buildings that are beyond economic repair. This will fail to address suitability or condition issues, it will incur rising repairs and maintenance costs and it will fail to achieve savings in the assessed needs cost

The second option would be to replace the temporary classrooms with new temporary units at an approximate cost of £600,000. This would be contrary to Council policy and will fail to address all of the suitability issues as the nature of a temporary building environment will not reach the enhanced natural lighting and ventilation standards of permanent buildings. In addition, a reduction in repairs and maintenance liabilities will only be achieved in the short term.

5. FINANCIAL IMPLICATIONS

(i) Capital

The estimated cost of the project inclusive of fees is £2,100,000.

This will be met from a contribution from the school's Devolved Formula Capital Grant (£50,000), an allocation from the School Access Initiative (£50,000) and the balance (£2,000,000) will be met from government loan sanction provided as part of Oxfordshire's Supported Capital Expenditure allocation.

The scheme is identified in the Capital Programme Forward Plan.

(ii) Revenue

The day to day revenue costs for repair and maintenance costs and structural repairs and staffing costs will be met through the schools delegated budget as part of the Council's Fair Funding arrangements.

The net floor area of the school will increase by 400 m² as a result of these works and this will be reflected in an adjustment in the school's funding formula.

There will be a reduction in the Delegated and Non-delegated Repairs and Maintenance Liability following a reduction in the Assessed Needs Costs. Property Services have confirmed that the building running costs will be cost neutral due to benefits gained from the incorporation of the latest design technology for low maintenance and sustainable buildings together with the aim of keeping energy costs as low as possible (details in Section 7).

(iii) Risk

An assessment of risk has been carried out by Property Services and Atkins and a Risk Register is being maintained for the project to manage, reduce or remove identified risks.

(iv) **Whole Life Appraisal**

An appraisal was carried out as part of the feasibility study which considered:

- Use of sustainable materials in the construction of the new building
- Future proofing the design to allow flexibility in the use if needs were to change

6. ENVIRONMENTAL IMPLICATIONS

The building work will be carried out in accordance with the planning permission issued by the County Council. The design, materials and landscaping will be as specified in the planning consent.

Consideration will be given to the use of air source heat pumps, photovoltaic cells and natural ventilation via windcatchers, stack effect or trickle vents. The project seeks to achieve 60% reduction in CO2 emissions over that required by the 2002 Building Regulations, using low carbon technologies. Key elements will include high insulation standards, good air tightness for the building and the selection of low energy fittings and equipment.

The sustainability principles applied to the design incorporate the values of comfort, good internal environment (heating, lighting, ventilation) and adequacy to the learning and leisure areas. The existing quality of the site and landscape will be enhanced by re-provision of the same number of trees that will be lost. The scheme takes into account the current services and building features and in so doing will make efficient use of the available resources.

The new building is expected to receive a “Very Good” rating in the Building Research Establishment’s Environmental Assessment Method (BREEAM) Pre-Assessment estimation, which allows a quick evaluation of the likely environmental rating a building would achieve under a formal BREEAM Schools assessment.

JIM CROOK
Interim Director for Children, Young People & Families

SUE SCANE
Assistant Chief Executive & Chief Finance Officer

NEIL MONAGHAN
Head of Property, Environment & Economy

Contact Officer: John Phipps, Service Manager – Capital Planning, School Organisation and Planning, Children, Young People & Families Directorate Tel: (01865) 816455

February 2010

Resource Appraisal

Status: Detailed Project Appraisal

Appraisal Ref: ED 739

Capital Project: The Grange Community Primary School, Banbury
6 Classroom Block

Price Base: 2nd Qtr 2010

Capital Expenditure and Financing

Cost of Project	2007/08	2008/09	2009/10	2010/11	20011/12	2012/13	Total
	£000	£000	£000	£000	£000	£000	£000
Purchase - Land & Buildings							-
Construction				1,414	405		1,819
Furniture/Equipment							-
Other works							-
Consultant Fees			75	30	70		175
Other Fees & Charges				6			6
Risk / Contingency						100	100
Total Estimated Payments	-	-	75	1,450	475	100	2,100

The Net Construction Cost per square metre is ; New Build £1,943

Funding of Project	2007/08	2008/09	2009/10	2010/11	20011/12	2012/13	Total
	£000	£000	£000	£000	£000	£000	£000
Credit Approval (Borrowing)			75	1,350	475	100	2,000
Capital Receipt(s) (Corp.Resources)							-
Contribution From Third Parties				50			50
Grant(s)				50			50
Revenue Contribution(s)							-
Other							-
Total Financing	-	-	75	1,450	475	100	2,100

Revenue Implications **

Corporate Costs

Capital Financing (Cost of borrowing)			2	43	149		
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Service Implications

	2007/08	2008/09	2009/10	2010/11	20011/12	2012/13	Total
	£000	£000	£000	£000	£000	£000	£000
Employees							
Running Costs							
Income							
Less net current cost							
Net Cost/(Saving) to Service	0	0	0	0	0	0	0

Staffing	2007/08	2008/09	2009/10	2010/11	20011/12	2012/13	Total
	FTE	FTE	FTE	FTE	FTE	FTE	FTE
Additions/(Savings) resulting from the project							

** Revenue Implications - see para 5 (ii) of the Project Approval Report

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