

19 November 2018**Agenda Item: 5****REPORT OF THE SERVICE DIRECTOR, PLACE AND COMMUNITIES****ARC PARTNERSHIP/COUNCIL MAJOR PROJECTS UPDATE 2018/2019****Purpose of the Report**

1. To inform the Committee of progress with a number of major construction projects due to be delivered by Arc Partnership on behalf of the Council.
2. To allow Committee to consider whether there are any actions required in relation to the detail contained within this report.

Information**Organisational Context**

3. Arc Property Services Partnership Limited, trading as Arc Partnership, is a Joint Venture Company formed by Nottinghamshire County Council (NCC) and Scape Group (SG) on 1 June 2016, focused upon the delivery of property design, programme management, planned and reactive maintenance services to NCC.
4. The Council has recently commissioned a number of major construction projects to support the delivery of key strategic priorities. These are the subject of this report.

Hawthorne Primary School, Bestwood Village

5. The primary purpose of the project is to construct a new 315 place primary school with a 39 place nursery. The new school is also required to be capable of future expansion to 420 primary places. The County Council has acquired a site within the proposed Langridge Homes housing development off Moor Road, Hucknall. The school follows the baseline design guidance and output specification utilised for the Priory School Building Projects recently delivered in the County by the Education and Skills Funding Agency (ESFA).
6. The project commenced on site on 28 August 2018, with a forecast completion date of 30 August 2019. Contact has been established with Langridge's Highways engineers who are currently designing the spine road to the housing development that will provide highway access to the new school. Should the road not be completed and/or be safely accessible to school traffic by the September 2019 opening, alternative temporary access will be secured to support the safe opening of the school.
7. Kier Group is the building contractor for the project. The project costs are currently £5,792,466.

8. The project is currently on track to complete for the start of the 2019/20 academic year, and the financial profile has been updated within the capital programme to reflect the construction timetable. Potential risks that are under ongoing review, however, include:
- Spine road access, and the potential for foul drainage connection for the school not being available via the Spine road. Any subsequent need for a package treatment plant may impact upon both cost and timescales.
 - Traffic Regulation Orders following post-occupation review;
 - Programme completion – The construction programme allows for no delay between projected project completion and commencement of the new school year in September 2019.

Hucknall Flying High Academy (former Rolls Royce Site)

9. The primary purpose of the project is to construct a new 210 place primary school with a 26-place nursery. The school is to be capable of expansion in the future to at least 315 primary places. The County Council has acquired a serviced site within the new Rolls Royce housing development of Watnall Road, Hucknall. As a newly established school it will be a Free School operated by the Flying High Academy Trust. As the sponsor was not appointed at project initiation and during design, the County Council determined that the design for the school would mirror that recently completed by the ESFA to replace Lynncroft Primary School.
10. From a programme perspective the project commenced on site on 15 October 2018 with a forecast completion date of 30 August 2019. The project is being delivered by Kier Group. The Delivery Agreement with the contractor provides controlled access to the Academy to assist move-in from 1 August 2019.
11. A delivery agreement has been entered into with Kier Group. The project costs based on that agreement are currently £3,731,049. The costs are being forward funded by the Council in advance of S106 receipts which will cover the costs of the project.
12. In terms of risks, the current budget excludes any allowance for loose furniture and equipment. It has recently been confirmed by the ESFA that there is no funding available for Free Schools to meet such costs on new school sites. As such, project efficiencies will be sought to fund the necessary equipment for the new school.
13. In addition, a condition on the planning consent for the school requires that a post occupation review be undertaken which may indicate the need for additional crossing measures across Watnall Rd. This may result in additional future highways costs.

Replacement of Newark Orchard School and Newark Day Service

14. The primary purpose of the project is to construct a new 140 place Special School to replace the existing Orchard School. The school is to be capable of expansion in the future to at least 170 places.
15. The County Council has determined that the location of the new school will be on the site of the existing Newark Day Service, London Road, and to facilitate this the Day Service will be temporarily relocated to the existing Woods Court building, an Adult Care facility, which ceased operation at the end of May 2018.
16. The County Council is also committed to providing a new, replacement Day Service, to be located elsewhere on the "Grove" site.

17. A series of stakeholder and public pre-planning information events took place in the week commencing 8 October 2018. These were positively received. The planning application for both the replacement school and Day Service has subsequently been submitted. Planning consent for Change of Use for Woods Court has been gained and a Delivery Agreement has been submitted to GF Tomlinson for the works. The works are programmed to commence 7 November 2018..

18. The current programme is:

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|---------------------------------------|------------|
| ➤ Day Service relocate to Woods Court | April 2019 |
| ➤ Start on site Replacement School | April 2019 |
| ➤ Start on site Day Service | July 2019 |
| ➤ New School opens | April 2020 |
| ➤ New Day Service opens | April 2020 |

19. The current LEC £15,543,290 covers the relocation of the day service, the replacement new day service, the replacement new school and the demolition of existing school buildings.

Clayfields House Secure Childrens Home

20. The purpose of the project is to provide a new accommodation block, demolish the existing accommodation block and provide a new vocational block.

21. From a programme perspective Phases 1 (replacement residential block) and 2 (demolition of existing buildings) are completed. Phase 3 (new vocational block) commenced on site in July 2018.

22. The current programme is two weeks behind due to discovery of contamination in the ground under the existing Scarlett Block. This was an unforeseen risk which couldn't have been anticipated. It is unlikely that this time can be recovered meaning that the Contractual Completion Date will need to be amended by two weeks. Revised Programme dates are envisaged as:

- Section 1 – Completion of Vocational Block – 3 October 2019
- Section 2 – Complete of Vocational Block Courtyard – 16 October 2019

23. The latest financial position remains within the overall budget of £9,228,362 for the project, which is funded mainly by the Department for Education. Final accounts for Phases 1 and 2 have now been agreed.

Other Options Considered

24. None

Reason for Recommendation

25. The Arc Partnership continues to show significant progress on delivering a range of complex projects to programme and within budget.

Statutory and Policy Implications

26. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights,

the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Crime and Disorder Implications

27. There are no direct crime and disorder implications within the report.

Financial Implications

28. Arc Partnership continue to perform strongly, as do Scape Group, and both organisations contribute a significant financial dividend to the County Council.

Implications for Sustainability and the Environment

29. Arc have strong environmental credentials, and support the Council by delivering a wide range of sustainable building projects across the corporate estate and schools.

RECOMMENDATION/S

It is recommended that:

- 1) Members consider whether there are any actions required in relation to the detail contained within this report.

Derek Higton
Service Director, Place and Communities

For any enquiries about this report please contact: Mick Allen, Group Manager Place Commissioning, Tel: 0115 9774684

Constitutional Comments [CEH 23/10/2018]

30. The recommendation comes within the remit of Finance and Major Contracts Management Committee under its terms of reference.

Financial Comments [RWK 24/10/2018]

31. There are no specific financial implications arising directly from the report.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

- None

Electoral Division(s) and Member(s) Affected

- All