

16 July 2018

Agenda Item: 9

## **REPORT OF THE SERVICE DIRECTOR, PLACE AND COMMUNITIES**

### **LATEST ESTIMATED COST – NEW SCHOOL, WATNALL ROAD SITE, HUCKNALL**

#### **Purpose of the Report**

1. To advise Committee of the Latest Estimated Cost (LEC) for the works to provide a new school at the Watnall Road site in Hucknall, and seek approval to proceed to the construction phase of the project based on this estimated cost.

#### **Information**

##### **Project details**

2. The design for the New School is based on a 210 place primary school, mirroring the Lawrence View Primary in Eastwood, that the Council delivered through the Priority Schools Building Programme. As such the school has been designed to accommodate future expansion and will have a gross internal floor area of 1,372m<sup>2</sup> over two storeys.
3. The professions involved in this project from Arc Partnership are:-
  - Architect
  - Landscape Architect
  - Mechanical Engineer
  - Electrical Engineer
  - Quantity Surveyor
  - Structural Engineer
  - CDM Co-ordinator
  - Project Manager

##### **Capital budget implications**

4. The latest estimated costs are as below. Please note that professional fees include all feasibility costs including site surveys and associated statutory fees, as well as Arc Partnership fees.

## Latest Estimated Cost

### (Outturn Prices)

Building Works	£3,407,117
Professional fees	£323,932
<b>Total</b>	<b>£3,731,049</b>

## Anticipated Cash Flow

	2017/18	2018/19	2019/20	Total
	£	£	£	£
Building Works	11,233	2,076,111	1,319,773	3,407,117
Professional Fees	20,000	258,342	45,590	323,932
Totals	31,233	2,334,453	1,365,363	<b>3,731,049</b>

5. The building of a new free school is required as a result of the Section 106 (s106) agreement between Rolls Royce PLC, Ashfield District Council and Nottinghamshire County Council, signed on 14 November 2014. Contributions of £3.5 million (plus indexation) have been agreed however additional capital may be required should the project costs be more than the Section 106 contribution. This will be funded from basic need capital allocations.
6. Further basic need capital allocation will need to be set aside for furniture and equipment for the new site. This is to be confirmed.
7. The trigger for the release of the s106 funding from the developer is occupation of the 320th dwelling. Currently approximately 170 dwellings have been occupied. As the s106 contribution is unlikely to have been triggered prior to the commencement of the school build, the project will initially be funded from the schools basic needs budget until such time as the s106 funds are received. This represents a risk, should the anticipated s106 funds not be received.

## **Revenue budget implications**

8. Any additional premises and human resources costs arising from these proposals will be met from the individual school's budget.

## **Other Options Considered**

9. None. The Hucknall planning area is one which has witnessed housing growth over the last five years. 420 additional school places have already been created in existing schools to meet the demand from population growth, funded through Basic need and/or Section 106 contributions. The building of a new school is now essential to meet the projected demand from the new housing development on the Watnall Road site in Hucknall.

## **Reason for Recommendation**

10. Local authorities have a statutory duty to ensure sufficient school places are available for every child in the local area that needs one

## **Statutory and Policy Implications**

11. 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**

12. There are no direct crime and disorder implications within the report. Within the wider development the site is relatively straightforward to secure. As a result, risk of crime from theft or vandalism will be minimised. Additional measures which will be considered to further minimise the risk of crime will include the provision of overnight security systems during the construction period.

## **Financial Implications**

13. These are set out in the report

## **Implications for Sustainability and the Environment**

14. Environmental and Sustainability requirements will be incorporated into the detailed design process of the buildings.

## **RECOMMENDATION/S**

It is recommended that:

- 1) That Members consider whether there are any actions they require in relation to the issues contained in the report and the Latest Estimated Cost for the School build and approval be given for the project to proceed to the construction phase based on this estimated cost.

**Derek Higton**

**Service Director, Place and Communities**

**For any enquiries about this report please contact:** Phil Berrill, Team Manager, Departmental Services, Tel: 0115 9774641

### **Constitutional Comments [CEH 26/06/2018]**

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

### **Financial Comments [GB 27/06/2018]**

The financial implications are set out in 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.

- Schools Capital Programme Progress report – Report to Children’s and Young People’s Committee 19-03-2018 – Published
- Watnall Road, Hucknall, Housing Development Free School Presumption Request – Report to Policy Committee 15-11-2017 - Published

### **Electoral Division(s) and Member(s) Affected**

Ward(s):                      Hucknall West

Member(s)                      Councillor Kevin Rostance