

REPORT OF THE SERVICE DIRECTOR, PLACE AND COMMUNITIES**LATEST ESTIMATED COST REPORTS FOR SCHOOL BASIC NEED/CAPITAL PROJECTS AND FURNITURE AND EQUIPMENT FOR THE REPLACEMENT ORCHARD SCHOOL AND THE NEWARK DAY CENTRE****Purpose of the Report**

1. To seek approval for the Latest Estimated Costs (LEC) of three school basic need projects.
2. To seek approval for the Latest Estimated Costs (LEC) for the furniture and equipment required for the replacement Orchard School and Newark Day Centre and to vary the capital programme accordingly.

Information - Basic Need Projects

3. Basic Need funding is money provided by the Department for Education (DfE) to local authorities to support the duty to provide sufficient school places in their local areas.
4. The Council uses its annual funding allocation through the Basic Need (BN) programme. Further funds are added to the allocation when received by the Council from Section 106 developer contributions relating to school places provision. These contributions are for specific projects as set out in the relevant S106 Agreements.
5. Basic need allocations are calculated from the school capacity surveys that councils are obliged to submit each year. These confirm local modelling on school place requirements in coming years across the schools estate.
6. The basic need allocation for 2021/22 has recently been announced by Government. Nottinghamshire's £16.4m allocation will be included into the Council's overall Basic Need capital programme, which is summarised below.

Available Funds	£
Basic Need Allocation 18/19	20,467,135
Basic Need Allocation 19/20	0
Basic Need Allocation 20/21	8,606,000
Basic Need Allocation 21/22	16,403,975
Total	45,477,110

7. The Pupil Place Planning team have identified, through its annual school places assessment, the needs within Nottinghamshire schools for increasing or maintaining pupil places. Two Primary schools identified in that report as requiring expansion/investment were Radcliffe on

Trent Junior and Lady Bay Primary. Therefore, feasibility works have been accelerated and LEC reports are now available for the projects.

8. Radcliffe on Trent Junior – additional places are required as a result of significant housing growth in the area, and a feasibility study has been undertaken to provide three new classrooms at the site to accommodate the required expansion.
9. Lady Bay Primary – the project required at Lady Bay is to maintain the existing places in the short term whilst plans are developed for permanently expanding or replacing the School to accommodate growth in the area arising from various housing developments. The existing temporary modular building at the site has been in place for a number of years and is in need of significant refurbishment and reconfiguration to continue to accommodate the required number of places.

School Capital Project

10. In addition, a further project has been identified as a result of a Section 106 agreement to provide funding for improvements to educational facilities at Albany Infant School in Stapleford. Feasibility has been undertaken investigating reconfiguration of the School layout and extending the hall. Incorporated into this project are a number of urgent maintenance items identified through the Schools Building Improvement Programme including re-roofing, drainage and heating improvements.

Information – Orchard Programme

11. The report to Finance and Major Contracts Committee in October 2019 set out the Latest Estimated Cost for the works to provide the new Orchard School and Newark Day Service.
12. At that time the full cost for the required furniture and equipment required for the new sites had not been firmly established. Following detailed works to establish the full need this report now sets out the funding required for the furniture and equipment elements of the projects.
13. Detailed audit of all equipment at the existing sites was undertaken. All equipment was assessed for suitability for transfer to the new sites; this considered the age and condition of the equipment and the suitability for the spaces being provided.
14. Where appropriate, equipment will be transferred from the existing sites to the new. However, there are items which are not able to be moved, particularly fixed equipment such as ICT, sensory rooms, catering equipment etc. Other equipment is not appropriate for the new layouts.
15. Requirements for furniture and equipment have been further developed through the regular client engagement meetings with the school and day service managers and staff. Full lists once established were then costed to provide the LEC figures.

Latest Estimated Costs

16. The latest estimated cost of the building works on the school projects discussed in this report are set out below and the fees shown are for all professions involved in the project.
17. The professions involved in these projects reflect all stages of RIBA 0-7 and associated professional services.

18. 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 - Radcliffe on Trent Junior

(Outturn Prices)

	£
Building Works	1,107,430
Professional fees	120,521
Furniture & Equipment	24,000
Total	1,251,951

Anticipated cash flow

	To Date	2020/21	2021/22	Total
	£	£	£	£
Building Works	0	1,092,430	15,000	1,107,430
Professional Fees	10,000	105,521	5,000	120,521
Furniture & Equipment	0	0	24,000	24,000
Totals	10,000	1,197,951	44,000	1,251,951

Latest Estimated Cost - Lady Bay Primary

(Outturn Prices)

	£
Building Works	381,696
Professional fees	42,414
Furniture & Equipment	8,000
Total	432,110

Anticipated cash flow

	To Date	2020/21	2021/22	Total
	£	£	£	£
Building Works	0	381,696	0	381,696
Professional Fees	1,000	41,414	0	42,414

Furniture & Equipment	0	8,000	0	8,000
Totals	1,000	431,110	0	432,110

Latest Estimated Cost - Albany Infant

(Outturn Prices)

Building Works	£
Professional fees	1,347,045
Total	1,481,480

Anticipated cash flow

	2020/21 £	2021/22 £	Total £
Building Works	1,247,045	100,000	1,347,045
Professional Fees	127,713	6,722	134,435
Totals	1,374,758	106,722	1,481,480

19. Costs fall within the national benchmark and the works will be procured via the Scape Framework which will involve a detailed and robust analysis of the Contractors tender.

Latest Estimated Cost – Orchard Programme Furniture and Equipment

	<u>Outturn Prices</u>
Furniture and Equipment	£653,611
Professional Fees	£77,859
Total	£731,470

<u>Anticipated Cash flow</u>				
	2019/20	2020/21	2021/22	Total
	£	£	£	£
Furniture and Equipment	-	653,611	-	653,611
Professional Fees	-	77,859	-	77,859
				£731,470

20. The furniture and equipment requirement for Orchard School totals £505k. The requirement for Newark Day Service totals £226k. The existing capital allocation for the project contains a “placeholder” sum of £100K for furniture and equipment. As such, a capital variation of £631K is required.

Capital Budget Implications

21. For financial years 2018/19 to 2021/22 the Council has received Basic Need allocations of £45.5M. To date the Council has Committed £13.7M to new build or expansion projects. There is a further £11.3M commitment pending imminent approval through separate reports to Committee. These leaves £20M currently uncommitted, sufficient to cover the funds required for the Lady Bay primary (£0.432M), Radcliffe-on-Trent Junior (£1.251M) and Orchard school (£0.505M) as set out in this report, totalling £2.2M
22. The Section 106 agreement for Albany Infant will provide £485K funding for the project. However this amount will need to be forward funded from the Basic Need budget until the funds are received. In addition, £670K will be allocated from the School building improvement Programme budget with the remaining being funded from planned maintenance & compliance budgets.
23. The additional £126K required for the Newark Day centre furniture and equipment will be met from Council borrowing

Revenue Budget Implications

24. None.

Other Options Considered

25. None. The need to establish a sufficiency of school places is a statutory duty of the County Council. The Orchard School and Newark Day Service require sufficient furniture and equipment.

Reasons for Recommendations

26. The school projects identified within the report are to maintain or create sufficient school places within Nottinghamshire, and to maintain and improve the teaching and learning environment.
27. Replacement of the Orchard School is a key aspiration of the County Council, and the best option for delivering that aspiration included the associated replacement of the Newark Day Centre. The required furniture and equipment is vital for the new premises to deliver outstanding service provision for vulnerable children and adults for many years to come.

Statutory and Policy Implications

28. 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.

Financial Implications

29. Financial Implications are set out within the body of the report

RECOMMENDATION/S

- 1) That Committee approves the Latest Estimated Costs of the three school projects identified in the report and to vary the capital programme as necessary.
- 2) That Committee approves the Latest Estimated Costs for the furniture and equipment required for the replacement Orchard School and Newark Day Centre and the necessary variation of the capital programme.

Derek Higton
Service Director, Place and Communities

For any enquiries about this report please contact: Phil Berrill on Tel: 0115 977 4641

Constitutional Comments (HD – 30/4/20)

30. Policy Committee is the body authorised to take the decisions set out in the report. The Council's Financial Regulations require that approvals to variations in the Capital Programme in excess of £2million rest with Policy Committee.

Financial Comments (GB – 01/05/20)

31. It is proposed that additional projects highlighted in the report at Lady Bay Primary (£0.432m) and Radcliffe-on-Trent Junior (£1.251m) will be funded from the Basic Need capital programme which is already approved within the Children and Young People's capital programme.
32. It is also proposed that the Basic Need budget will forward fund £0.485m of Albany Infant project costs until such time that the identified Section 106 contribution becomes available. A further £0.996m of costs to be incurred against the Albany Infants project will be funded from the Schools Building Improvement Programme capital budget (£0.670m) and from the Planned Maintenance and Compliance capital budget (£0.326m). These capital budgets are both already approved within the Council's capital programme.
33. The report also highlights that additional costs, in excess of those set out in the revised Latest Estimated Cost report to Finance and Major Contracts Management in October 2019, are required to be incurred at the Orchard School and Newark Day Centre project. The increased costs total £0.631m. It is proposed that £0.505m of costs relating to the Orchard School will be funded from the Basic Need programme. It is also proposed that £0.126m additional furniture and equipment at the Newark Day Centre is funding from Council borrowing. In line with the Council's financial regulations this will be subject to a capital bid into the Corporate Asset Management Group.

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.

- Replacement of the Orchard School and Newark Day Centre – Report to Policy Committee 28-03-2018 – Published

- Replacement of the Orchard School and Newark Day Centre update report – Report to Report to Finance and Major Contracts Management Committee 16-07-2018 – Published
- Replacement of the Orchard School and Newark Day Centre – Report to Policy Committee Update Report 12-09-2018 – Published
- Latest Estimated Costs – Replacement of the Orchard School and Newark Day Centre – report to Finance and Major Contracts Management Committee 17-09-2018 - Published
- Latest Estimated Cost Report for the New Orchard School and Newark Day Centre – Report to Finance and Major Contracts Management Committee 14-10-2019 - Published

Electoral Division(s) and Member(s) Affected

- All