

JOINT REPORT OF THE CABINET MEMBER FOR CHILDREN AND YOUNG PEOPLE'S SERVICES AND THE CABINET MEMBER FOR FINANCE AND PROPERTY

LATEST ESTIMATED COST: EXTENSION TO KINGSWAY PRIMARY SCHOOL, KIRKBY-IN-ASHFIELD

Purpose of the Report

1. The purpose of this report is to note the Latest Estimated Costs for the project and to seek approval for a variation to the capital programme.
2. This report is not a Key Decision as the costs do not exceed £1 million. The costs for this project are met by Section 106 developer education contributions and contributions from the school and the Authority's planned maintenance programme.

Information and Advice

3. The proposed works consist of the provision of an additional 80 pupil places at the school, required to accommodate primary age pupils generated by a nearby housing development. The construction of a single-storey, linked extension will provide new office accommodation, thereby allowing the conversion of rooms within the original building to meet the anticipated demand for additional places in the locations most appropriate to enhance teaching and learning.
4. The project includes associated site works, services and landscaping works. A planning application for the works will be submitted in October 2011 and the outcome is expected during December 2011. Any delay in the receipt of planning approval may have an effect on the timing and cost of the project.
5. The project will not involve any additional land purchases. The linked extension will be constructed over the existing large tarmac playground to the side of the building.
6. The works element of the proposed scheme will be built using the framework set up with The East Midlands Property Alliance (empa). Empa have appointed Scape as their managing agent to administer the procurement process and establish frameworks for use by empa members. Scape is a wholly owned local authority company owned by six local authorities of which four are East Midlands authorities, including Nottinghamshire County Council. It is anticipated that the building works will start on site in February 2012 and be completed in August 2012.

7. The latest estimated cost of the building works is set out below and the fees shown are for all professions involved in the project.

8. The professions involved in this project are:

- Architect
- Landscape Architect
- Mechanical Engineer
- Electrical Engineer
- Quantity Surveyor
- CDM Co-ordinator
- Structural Engineer
- Project Manager

9. This project is being funded as follows:

	£
Section 106 funding	349,000
School contribution	3,000
Planned maintenance contribution (for Fire remedial works)	58,401
TOTAL	410,401

10. The latest estimated costs are as follows:

	Latest Estimated Cost (Outturn prices) £
Building works & refurbishments	259,660
Professional fees	43,304
Feasibility, site investigation & planning	15,000
Furniture & equipment	20,000
Emergency lighting and fire alarm (funded from planned maintenance budget)	58,401
SCAPE fee, contractor overheads and profit	14,036
TOTAL	410, 401

11. Anticipated cash flow

Capital Payments	2008/09 £	2009/10 £	2010/11 £	2011/12 £	2012/13 £	Totals £
Building Works	0	0	0	50,565	281,532	332,097
Professional Fees	0	0	0	28,581	14,723	43,304
Feasibility & Site Investigation	0	0	546	14,454	0	15,000
Furniture & Equipment	0	0	0	0	20,000	20,000
Land Purchase	0	0	0	0	0	0
Totals	0	0	546	93,600	316,255	410,401

Revenue budget implications

12. Developer Section 106 contributions have been received from Ashfield District Council. This report seeks approval for a variation to the capital programme but requires no additional funding from the Authority.

Other Options Considered

13. An alternative option to the above was considered. This was to build an additional classroom space on the front of the original building. This option was considered to be a more expensive option as erecting an infill classroom in this way would be far more complex due to the existing mechanical and drainage infrastructure. Initial advice from planners also suggested that permission to erect such an extension would be difficult to obtain, given the nature of the school frontage.

Reason for Recommendation

14. The proposed extension will allow a sympathetically designed, but modern, space for the school administration area. The existing office accommodation will be converted into dedicated classrooms, which will be situated adjacent to existing classroom spaces, thereby keeping teaching and learning areas together.

Statutory and Policy Implications

15. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Safeguarding of Children Implications

16. The design is in accordance with Secure by Design guidelines and incorporates the 2.4m high perimeter fence to the site. The proposals allow segregation of parents visiting the administration area from children, which is not possible in the existing school.

RECOMMENDATION/S

- 1) It is recommended that this latest estimated cost report for the building works at Kingsway Primary School be noted and that the variation to the capital programme be approved.

Councillor Philip Owen
Cabinet Member for Children and Young People's Services

Councillor Reg Adair
Cabinet Member for Finance & Property

For any enquiries about this report please contact:

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Constitutional Comments (CEH 22/09/11)

17. Cabinet has the delegated authority to approve the recommendation to vary the capital programme.

Financial Comments (NDR 29/09/11)

18. The financial implications are set out in paragraphs 9 to 12 of the report.

Background Papers

Feasibility study summary prepared by project manager and architect, Environment and Resources Department

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.

Electoral Division(s) and Member(s) Affected

Kirkby-in-Ashfield South: Coun Rachel Madden
Kirkby-in-Ashfield North: Coun John Knight

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