

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

### **LATEST ESTIMATED COST NEW SCHOOL CHAPEL LANE, BINGHAM**

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

1. To seek approval of the Latest Estimated Cost (LEC) for the works to provide a new school at the Chapel Lane development in Bingham and seek approval to proceed to the construction phase of the project based on this estimated cost.
2. To seek approval for a variation to the Children and Young People's capital programme of £0.713m, funded from Department for Education Basic Need grant, to enable this scheme to reach completion.

#### **Information**

##### **Background**

3. Bingham is an expanding market town in the borough of Rushcliffe, in Nottinghamshire. The town currently hosts a population of approximately 9000. Outline approval was granted for an application submitted in 2010 for 1,050 homes along with the provision of a new primary school
4. The proposal for the New School will be completed over two phases, phase one initially allows for a new, 210 place (1FE) Primary School (with associated facilities and playing fields) with a 26-place nursery (total 236 pupils). Phase two, to be delivered under a separate project when required, will increase the school to a 1.5FE, 315 place primary school.
5. The Free school presumption process has taken place with the local authority and it has been agreed that the school will be run by Community Inclusive Trust. They are an education charity and not-for-profit sponsor of mainstream primary schools and special needs schools across the East Midlands.

##### **Revised Costs**

6. Detailed design has now been completed on this project, during the process additional build requirements and planning conditions have been identified. The current market conditions have also had a significant impact on costs.
7. As a result, contractor tender prices were returned £1M higher than previously expected. Arc's commercial negotiations have already reduced this by circa £300K.
8. Ongoing commercial and design considerations during the delivery stage will endeavour to drive this price down. Arc have identified a "route to budget plan" with the potential to reduce

the budget further. This plan includes aspects such as retention of the topsoil to use on all external areas including the sports pitches, alternative roofing and cladding specification and rationalising some of the mechanical designs.

9. Based on feasibility stage costings, in February 2021 Full Council established a capital programme for the school with a budget of £7.2M Funded from Section 106 contributions (£2.8M) and Basic Need allocation (£4.4M).

### **Value for Money Assessment**

10. Despite the increases the estimated cost still represents good value for money. To demonstrate value for money Arc have completed a Benchmarking Analysis. The analysis only looks at the nett build cost and excludes abnormal item. The analysis is based upon the following comparators:

- EBDOG National Benchmarking 2019
- EBDOG National Benchmarking 2021
- BCIS Indices
- Other SCAPE Framework Primary School Projects

11. Considering these comparators, the cost for this project falls within 4% of the benchmarking average across these samples. Therefore, the costs provided in this LEC are very much in line with national cost benchmarks.

### **Latest Estimated Costs**

12. 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.

13. The professions involved in these projects reflect all stages of RIBA 0-7 and associated professional services.

14. 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 – New School Chapel lane Bingham

##### Outturn Prices)

	£
Building Works	7,048,430
Professional fees	605,440
Furniture & equipment	260,000
<b>Total</b>	<b>7,913,870</b>

## Anticipated cash flow

	2021/22	2022/23	2023/24	Total
	£	£	£	£
Building Works	4,898,047	2,099,163	0	7,048,430
Professional Fees	162,129	63,066	6,005	605,440
F&E	0	260,000	0	260,000
Totals	<u>5,060,176</u>	<u>2,422,229</u>	<u>6,005</u>	<u>7,913,870</u>

## Other Options Considered

15. Expansion of existing schools is not possible given physical capacity constraints. The County Council has an obligation to provide adequate spaces for pupils requiring education to maintain its property portfolio, ensuring they are safe, compliant and fit for purpose.

## Reasons for Recommendations

16. The Council is committed to providing good schools with sufficient places for all Nottinghamshire children. This new build scheme is a key element of delivering this commitment.

## Statutory and Policy Implications

17. 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

18. Capital Programme for the school established a budget of £7.2M funded from Section 106 contributions (£2.8M) and Basic Need allocation (£4.4M). This revised estimate requires an additional £0.7M which will be met from the Basic Need allocation.

## Public Sector Equality Duty implications

19. In accordance with County Council Policy the design of the buildings will incorporate access and facilities for people with disabilities. Children within the Local Authority area will be able to access school places locally. All new build schemes will meet requirements for disabled access and special needs, for pupils, teachers and members of the public/visitors. Adaptations will be carried out to existing Council schools and academies to meet the access needs of children with SEND.

## Safeguarding of Children and Adults at Risk Implications

20. All new build school schemes will take account of safeguarding needs and requirements.

## **Implications for Service Users**

21. The provision of additional school places within Bingham will help to ensure pupils can be accommodated at their school of choice within their local community.

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

22. The proposed building aims to achieve an Energy Performance Certificate rating of B. The building incorporates a heat recovery system with the option of rapid ventilation to each main room. This strategy involves recovering heat from the exhaust air stream to pre warm the supply air stream without compromising the air quality. The simple shape of the building helps to minimise the area of floors, walls, roof and circulation thereby improving efficiency and minimising heat loss.

23. Other sustainable features and mechanical and electrical items include the following;

- High efficiency electrical and lighting equipment
- High efficiency air source heat pumps
- Sun cool glass to minimize overheating from the sun and in winter to retain heat
- All electric School (no gas)
- Two Electric Vehicle charging points to be provided

## **RECOMMENDATIONS**

That the Committee:

- 1) Approves the Latest Estimated Costs for the New School Chapel Lane, Bingham and approval be given for the project to proceed to the construction phase based on these estimated costs.
- 2) Approves for a variation to the Children and Young People's capital programme of £0.713m, funded from Department for Education Basic Need grant, to enable this scheme to reach completion.

**Derek Higton**  
**Service Director, Place & Communities**

**For any enquiries about this report please contact:** Phil Berrill, Team Manager, Property Commissioning, T: 0115 9774641, E: phil.berrill@nottsc.gov.uk

### **Constitutional Comments (EP 09/08/2021)**

24. The recommendation falls within the remit of Finance Committee by virtue of paragraph 4.4 of the Financial Regulations (Project Management and Reports on Latest Estimated Costs of Proposed Schemes).

### **Financial Comments (KRP 26/08/2021)**

25. As set out in the report the additional £0.7m can be funded from the 2021/22 Basic Need allocation of £12.8m (£10.6m currently forecast).

## **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.

- New Primary Schools at Bingham and East leake - Report to Policy committee on 18 Sep 2019
- Annual Budget report 2021/22 – report to full council on 25 Feb 2021

## **Electoral Divisions and Members Affected**

Bingham East  
Bingham West

Cllr F. Purdue-Horan  
Cllr N. Clarke