

13th January 2020**Agenda Item: 8****REPORT OF THE SERVICE DIRECTOR, PLACE AND COMMUNITIES****SCHOOL EXPANSION: ST LUKE'S CHURCH OF ENGLAND PRIMARY
SCHOOL, SHIREOAKS****Purpose of the Report**

1. To advise Committee of the Latest Estimated Costs for the school expansion project at St Luke's Church of England Primary School and seek approval to proceed to the construction phase of the project based on these estimated costs.
2. To seek approval to submit a request to Finance and Major Contracts Management Committee to vary the Basic Need Capital Programme to forward fund the project until Section 106 developer contributions are received.

Information

3. St Luke's C of E School in Shireoaks is a 140 place voluntary aided primary school. Nearby housing developments are predicted to create the need for 35 additional school places.
4. Section 106 agreements from the nearby housing developments allocated £595,660 (plus indexation) of developer contributions for the school, in addition to an allocation of land to increase the outdoor provision at the school.
5. The land is to be transferred imminently and plans are to fence and secure against unauthorised use. The land will be developed into a school playing field and the change of use planning application has been submitted.
6. Children and Young People's Committee on 18th November 2019 granted approval to forward fund a feasibility project to investigate a new classroom to accommodate additional pupils.
7. Arc Partnership was commissioned to undertake a feasibility project at St Luke's C of E Primary to explore provision of a permanent modular building to complement the existing buildings on site.
8. The feasibility project has produced a Latest Estimated Cost (LEC) for the provision of a modular building and also includes the cost for securing the additional land.

Capital Budget Implications

9. The Latest Estimated Cost is set out below:

The professions involved in this project are:

- Architect
- Mechanical Engineer
- Electrical Engineer
- Quantity Surveyor
- Structural Engineer
- Construction & Design Management Co-ordinator
- Project Manager

Please note that professional fees include all feasibility costs including site surveys and associated statutory fees, as well as Arc Partnership fees.

	<u>(Outturn Prices)</u>	
	£	
	Low Range	High Range
Building Works	527,610	550,720
Professional fees (incl planning / surveys / fencing)	60,680	70,780
Furniture and Equipment	8,500	8,500
Total	596,790	630,000

Anticipated Cash Flow

	2019/20	2020/21	2021/22	Total
	£	£	£	£
Building Works	8,000	542,720	0	55,0720
Professional Fees (incl planning / surveys)	44,000	26,000	780	70,780
Furniture and Equipment	0	8,500	0	8,500
Totals	52,000	577,220	780	630,000

10. £595,660 Section 106 developer contribution (plus indexation of at least £40K) funding is available for the expansion of the school. All monies will require forward funding from the Basic Need allocation until the Section 106 contributions are received from the District Council.

Revenue budget implications

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

Other Options Considered

12. The County Council has an obligation to provide adequate spaces for pupils requiring education within the County. There are therefore no other options available to the County Council at this time.

Reason/s for Recommendation/s

13. The Council is committed to providing good schools with sufficient places for all Nottinghamshire children. The Basic Need schools expansion programme is a key element of delivering this commitment

Statutory and Policy Implications

14. 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

15. 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 risk of crime will include the provision of overnight security systems during the construction period.

Financial Implications

16. These are set out in **paragraphs 9 and 10** of the report.

Implications for Sustainability and the Environment

17. Environmental and sustainability features have been incorporated into the detailed design of the building and it exceeds current building regulation requirements.

RECOMMENDATION/S

That:

- 1) Committee gives approval for the school expansion project at St Luke's CE Primary School, Shireoaks, to proceed to the construction phase based on the Latest Estimated Costs.
- 2) a request be submitted to Finance and Major Contracts Management Committee to vary the Basic Need Capital Programme to forward fund the project until Section 106 developer contributions are received.

Derek Higton
Service Director, Place and 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 12/12/19)

18. The recommendations fall within the remit of Children and Young People's Committee by virtue of its terms of reference.

Financial Comments (GB 18/12/19)

19. The proposed cost of up to £630,000 to carry out this project will be forward funded from Basic Need Grant until Section 106 contributions are received from the District Council. A request to vary the Children and Young People's capital programme to reflect this Section 106 contribution will be submitted to the Finance and Major Contracts Management Committee in January 2020.

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 and Young People's Committee on 18th November 2019](#)

Electoral Division(s) and Member(s) Affected

Worksop West

Councillor Sybil Fielding

C1331