



meeting	CABINET	
date	3 May 2006	agenda item number

REPORT OF THE DEPUTY LEADER AND CABINET MEMBER FOR EDUCATION

Latest Estimated Cost: Netherfield Primary and Nursery School, Netherfield

Purpose of report

1. The purpose of this report is to inform Cabinet of the extent of the works and services required for this project.
2. This report is a key decision and was originally published in the forward plan for the first time in the September 2006 edition.

Information and advice

Project details

3. The proposed works consist of the demolition of three existing buildings on Chandos Street, the construction of a new extension and the refurbishment of the existing main block. On completion of these works the Ley Street CLASP building will be demolished and a new car park constructed.
4. The project includes associated site works, services and landscaping works.
5. A full “destructive survey” of the fabric and services, including services testing and sample stripping out has been undertaken on the Chandos Street site and asbestos removal costs have been included in the latest estimated costs for the new build and refurbishment. The Ley Street building is currently occupied, and it has not been possible to arrange for a full “destructive type” survey of the fabric and services, including services testing, sample stripping out and reinstatement. Therefore no specific costs have been included in the latest estimated cost for any removal costs for asbestos which might have been discovered had a full “destructive type” of survey been undertaken of the Ley Street building.

6. The latest estimated cost of the building works as set out in the exempt report which will be considered later in this meeting is for a fixed price contract. It is anticipated that the building works will start on site in June 2006 and be completed in October 2007.
7. The fees shown in the exempt appendix are for all professions involved in the project. It should be noted that within the fee there is a contingency, which is to be spent only with the approval of the Education Department.
8. The professions involved in this project are:-
 - Project Manager
 - Architect
 - Landscape Architect
 - Mechanical Engineer
 - Electrical Engineer
 - Quantity Surveyor
 - Planning Supervisor (as required by the Construction, Design & Management Regulations 1994)
 - Structural Engineer

Anticipated cash flow

9. The phasing of the project is anticipated to extend to the 2008/09 financial year and details are set out in the exempt appendix.

Revenue budget implications

10. As this is a replacement project, there should be no additional revenue costs.

Statutory and policy implications

11. This report and associated exempt appendix has been compiled after consideration of implications in respect of finance, equal opportunities, personnel, crime and disorder and those using the service. Where such implications are material, they have been described in the text of the report and /or the exempt appendix. Attention is however drawn to the following:-

Financial implications

12. These are set out in this report and in the **exempt** appendix.

Equal opportunities implications

13. In accordance with the County Council policy, the design of this building incorporates access and facilities for people with disabilities.

Implications for service users

14. This new school building will provide twenty-first century teaching accommodation for both pupils and staff. The new accommodation will also include energy saving measures, which in turn will reduce CO2 emissions.

Crime and disorder implications

15. The area is prone to vandalism and particularly the Ley Street site in Netherfield. The scheme is to be protected with secure fencing at both sites in accordance with the Council Risk Management group requirements. In addition both sites are to be protected with CCTV to improve surveillance and reduce the impact of nuisance.

RECOMMENDATION

16. It is recommended that subject to the approval of the latest estimated cost report the building works as set out in the report be approved.

COUNCILLOR MICHAEL STOREY

Deputy Leader and Cabinet Member for Education

Reasons for recommendation

17. This project will not only provide much needed new teaching accommodation; it will also reduce the energy usage of the school and the levels of CO2 emissions.

Other Options Considered

18. The only other option was the closure of both schools and a rebuild on one of the existing schools. The option proposed in this report is the least expensive in capital terms and better value for money.

Legal Services' Comments (LMc/10.04.06)

19. In accordance with the County Council's Financial Regulations, a latest estimated cost report should be taken to Cabinet where the capital cost exceeds £1 million.

Director of Resources' Comments (NDR)

20. The financial implications are set out in the report and the exempt appendix.

Background papers available for inspection

Nil.

Electoral division(s) affected

Carlton East

M19C1546