



meeting           CABINET

date               25 July 2007

agenda item number

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

## **Latest Estimated Cost: Clarborough Primary School, Retford**

### **Purpose of report**

1. The purpose of this report is to note the latest estimated cost for the above project.
2. This report is a key decision as the costs involved exceed £1 million and was originally published in the forward plan for the first time in the March 2007 edition.

### **Information and advice**

#### **Project details**

3. The scheme is the amalgamation of the two schools in Clarborough on the site of the existing Infants Annexe off Hillview Crescent. The existing CLASP building will be retained until the new build is completed then it will be demolished. The proposed works consist of demolition of existing CLASP Building and construction of a single storey new School on the Hillview Crescent site. The proposals are based on a 4 Classroom (120 pupil) new School with 26 place Reception/Nursery Unit, together with associated play areas and fencing, hall, kitchen, ancillary staff areas and parking. In addition, there is the allowance for the formation of 2 paths across the adjacent Parish Hall field which is to help with the Travel Plan and enable children to walk to school without crossing the main road, and reducing the vehicular traffic.
4. As part of the overall proposals and costs a separate Highways Improvements scheme has been initiated to improve the visibility splay at the junction of Hillview Crescent and Main Street.
5. The project includes associated site works, services and landscaping works. At the time of drafting this report a Planning Application for the building works has been submitted, and the outcome is expected

during August 2007. Any delay in the receipt of Planning Approval may have an effect on the timing and cost of the project.

6. The works element of the proposed scheme will be built using the framework set up with three contractors for major projects which became operational in July 2006. This procurement route was reported to Cabinet in September 2005 (resolution 2005/148). Under this framework the Environment Department technical staff will undertake detail design work and the construction will be carried out by one of the three successful contractors on a target cost basis. The Quantity Surveyor controls costs by arriving at a target cost. The cost or benefits of any variation are shared between the County Council and the provider.
7. This procurement route follows the principles established by Sir John Egan in his report "Rethinking Construction" which has been heavily endorsed by Central Government as the way forward for construction.
8. It is anticipated that the building works will start on site in September/October 2007 and be completed in September 2008.
9. The latest estimated cost of the building works is set out in the exempt appendix and the fees shown are for all professions involved in the project.
10. The professions involved in this project are:-
  - Architect
  - Landscape Architect
  - Mechanical Engineer
  - Electrical Engineer
  - Quantity Surveyor
  - CDM Co-ordinator
  - Structural Engineer

#### **Anticipated cash flow**

11. The phasing of the project is anticipated to extend to the 2009/10 financial year and details are set out in the exempt appendix.

#### **Revenue budget implications**

12. Any additional premises costs arising from these proposals will be met from the school's revenue budget.

#### **Statutory and policy implications**

13. This report 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. Attention is however drawn to the following:

## **Financial implications**

14. These are set out in the report and in the exempt appendix.

## **Equal opportunities implications**

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

## **Implications for service users**

16. The scheme will provide a more effective and more manageable learning and teaching environment for children, staff and the community. It will also replace the buildings of the current Junior School which are totally unsuited to current educational needs and are in poor condition.
17. The school is designed to allow greater use by the community both during and outside normal hours of operation.

## **Crime and disorder implications**

18. The new building will be secured with 2.4m high security fencing which will separate the hard play and school building from the playing field. As the proposals are to allow for extended schools a secondary security line is introduced to enable the out of hours areas to be separated from the teaching provision. Other provisions include alarms however it has been confirmed that whilst a sprinkler system is desirable it is not mandatory due to the risk level and has not been included in the proposals.

## **RECOMMENDATION**

19. It is recommended that this latest estimated cost report for the building works at Clarborough Primary School be noted.

### **COUNCILLOR JOYCE BOSNJAK**

Cabinet Member for Children and Young People's Services

### **COUNCILLOR CHRIS BARON**

Cabinet Member for Finance and Property

## **Reasons for recommendation**

20. The current provision for primary education in Clarborough and Welham has been criticised by Ofsted in terms of its split site and the quality and condition of the buildings, in particular the Junior School. The new building will bring the school together on one site in buildings

and facilities which meet current needs and the future aspirations of the school.

### **Other options considered**

21. The existing Junior School site is of insufficient are for the new school and has very restricted access.
22. The existing CLASP building of the Infants Annexe is unsuited in terms of its structural layout and would not be capable of economic conversion. Building of a totally new building on the Hillview Crescent site will enable the infants age children to continue to be educated in the existing Infants Annexe until they move into the new building without the need for temporary accommodation.

### **Legal Services' comments (HD/9.7.2007)**

23. Cabinet is authorised to receive and approve latest estimated costs reports on capital projects in accordance with the Financial Regulations.

### **Strategic Director of Resources' financial comments (NDR)**

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

### **Background papers available for inspection**

Nil.

### **Electoral division(s) affected**

Misterton

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