

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	POLICY COMMITTEE		
DATE:	15 JULY 2019		
TITLE:	ST MICHAELS PRIMARY SCHOOL, PRIORITY SCHOOLS BUILDING PROGRAMME		
LEAD COUNCILLOR:	COUNCILLOR PEARCE	PORTFOLIO:	EDUCATION
SERVICE:	SCHOOLS ASSET MANAGEMENT UNIT	WARDS:	BOROUGHWIDE
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1. EXECUTIVE SUMMARY

- 1.1 St Michaels Primary School has secured a place on the second phase of the Department for Education's (DfE) Priority Schools Building Programme (PSBP2) St Michaels has been identified for local delivery, with the original 1950's school building selected by the DfE for major refurbishment.
- 1.2 The overall brief is to carry out major refurbishment works to the school's original 1950's block with the aim of bringing it up to current regulations and specifications. Detailed condition surveys and investigations of the building have informed the programme of refurbishment works which aim to provide a 15 year life for key components and 5 years for 'plug in' items.

2. RECOMMENDED ACTION

- 2.1 that Policy Committee give approval to enter into a contract with E W Beard Ltd to carry out the refurbishment works;
- 2.2 that Policy Committee give approval to spend the £2.41 million grant fund from the DfE for condition works at the school.

3. POLICY CONTEXT

- 3.1 The project meets the following criteria in terms of Council policy
 - Maintains existing facilities
 - Improves the overall school environment (non-statutory/non-emergency)
 - Meets essential (including statutory) health & safety requirements

4. THE PROPOSAL

- 4.1 In 2014 the Council made several bids for the renovation of school buildings in very poor condition. We were successful with bids for work at Caversham Primary, Phoenix College and St Michaels Primary. The DfE have agreed that the project at St Michaels will be designated as 'self-delivery' for the local authority.

- 4.2 The project is to meet condition need only for the successful building and doesn't address the suitability of existing accommodation or potential shortfalls in accommodation.

The value of the agreed work has been valued by the DfE at £2.41 million based upon their usual rates for refurbishment works. This project is wholly funded by a capital grant from DfE and needs to be spent by 31 March 2021. It should be noted that the Capital Programme currently assumes a sum of £2.79 million reflecting the higher estimate of cost provided by Hampshire County Council.

The works include recladding the two-storey block to improve thermal values, upgrading/ replacing necessary elements such as windows, doors and ceiling tiles as well as upgrading heating & lighting services. Changes to improve accessibility include the addition of an accessible WC off the entrance lobby. The current manually operated entrance doors will be replaced with an automatic glazed door entry system. New fire escape doors will be added to the hall to improve fire evacuation. Phasing of the project will be complex to allow the school to remain operational throughout the building works.

- 4.3 At the outset of the project over two years ago several options were presented to the DfE that looked to address suitability of accommodation as well as meet some shortfalls in accommodation. These were originally considered favourably. However, following Policy changes at the DfE these options were later rejected due to cost restrictions.

The contractor has been selected via the Intermediate Construction Framework (an OJEU tender framework). 9 contractors were selected from the framework following commercial & ability responses and at the first stage of the mini competition (MC1) 2 expressed an interest in tendering. The second stage (MC2) comprises a project related written submission and commercial analysis. E W Beard Ltd were selected through this process to work on a collaborative basis during the pre-construction phase with a view to being awarded the construction contract.

5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1 The Council's Corporate Plan 2018-2021 'Shaping Reading's Future' sets out the Council's priorities. These include;

- Securing the economic success of Reading
- Improving access to decent housing to meet local needs
- Protecting and enhancing the lives of vulnerable adults and children
- Keeping Reading's environment clean, green and safe
- Promoting great education, leisure and cultural opportunities for people in Reading
- Ensuring the Council is fit for the future

- 5.2 The proposals set out in this report supports a number of these strategic aims but principally, 'Promoting great education, leisure and cultural opportunities for people in Reading' by ensuring that all Reading children have a school place and a safe; and fit for purpose place in which to learn. This proposal will make significant improvements to the learning environment which we know to have a significant effective on a child's ability to learn. Greater levels of insulation to the building, replacement windows and new services pipework will create an environment capable of achieving a better ambient temperature with much greater efficiency. New lighting will also enhance the learning environment.

- 5.3 Improved building thermal values should generate greater energy efficiency for the school going forward.

6. COMMUNITY ENGAGEMENT AND INFORMATION

- 6.1 The changes proposed to the façade of the school can only improve the appearance of the building and accordingly the outlook for local neighbours. Parents & neighbours have been kept informed as part of the planning process.
- 6.2 The proposals were considered at the Planning Committee on 29th May with the planning notice displayed at the school for the statutory period and application available online for public view and was granted full planning permission.

7. EQUALITY IMPACT ASSESSMENT

- 7.1 An Equality Impact Assessment will not be relevant to this decision. Automatic door entry system is being added at the main entrance.

8. LEGAL IMPLICATIONS

- 8.1 The Council has a statutory duty to provide a school place for every child of statutory school age, resident in the borough, who seeks one. The admissions code suggests that the maximum time a child should be out of school is 20 school days.
- 8.2 Wherever applicable, it is proposed that schemes are procured through HCC (Hampshire County Council) using their Framework Agreements in accordance with contract procedure rule 9 (3). These Framework Agreements have been through the EU regulated tendering process to appoint the Framework Contractors. This means that individual projects using the Frameworks and carried out by Framework Contractors do not have to be advertised in the Official Journal of the European Union (OJEU) again. Works contracts with the framework contractors will be entered into. The appointment of E W Beard Ltd reflects the use of this 2 stage tender process via the ICF framework.
- 8.3 It is proposed that the design work and contract administration is undertaken by Hampshire County Council, through the Reading & Hampshire Property Partnership.
- 8.4 The Council will enter into a contract with E W Beard Ltd using the JCT Intermediate form of contract.

9. FINANCIAL IMPLICATIONS

- 9.1 In 2015 the Council were successful in bidding for grant aid from the DfE to refurbish the original 1950's building at St Michaels Primary School.
- 9.2 The Council's 2019/20 3 year Capital Programme approved by Policy / Full Council in February refers to St Michaels Primary Priority Schools Building Programme with a funding envelope of £2.8 million. This sum reflects the estimate of cost by Hampshire County Council which is greater than the current figure expected by the DfE; the difference being largely due to the rates expected per square metre for heavy refurbishment work. In the event that the tender figures is returned higher than the £2.41 million and the DfE are unwilling to increase their funding level a value engineering exercise will be undertaken to ensure that expenditure does not exceed capital grant fund. The tender sum will be based on sub-contractor packages for which a minimum of three tender returns is requested.

9.3 Revenue Implications Not Applicable

Capital Implications

Capital Programme reference from budget book: page line	2018/19 £000	2019/20 £000	2020/21 £000	2021/22 £000	2022/23 £000
Proposed Capital Expenditure	56	2274	80	0	0
Funded by Grant - ESFA Priority Schools Funding	56	2274	80		0
Total Funding	56	2274	80		0

9.4 Value for money (VFM)

The all in cost of this project as a refurb at £2.41 million would be in the region of £2070 per m2. Data has been requested of the National School Buildings database for comparability but is thought to be in line with previous DfE rates for heavy refurbishment.

9.5 Risk assessment

Key risks associated with this project relate to the final business case approval by the DfE in order to secure grant funding. Without DfE commitment to fund the project will not go ahead.

9.6 Environmental Implications

Updates in lighting to LED and a more efficient heating system will reduce the schools' spend on energy and the Council's carbon footprint. By improving the energy efficiency of lighting and heating systems the Council will be developing Reading as a Green City with a sustainable environment and economy and supporting the climate emergency drive towards zero carbon.

10. BACKGROUND PAPERS

10.1 Emerging 2019/20 Capital Programme
Confirmation of funding commitment from DfE