

SURREY COUNTY COUNCIL**CABINET****DATE: 28 APRIL 2020**

**REPORT OF: JULIE ILES, CABINET MEMBER FOR ALL-AGE LEARNING
MEL FEW, CABINET MEMBER FOR FINANCE**

**LEAD OFFICERS PHILIP ROCHE, SCHOOLS & MAJOR CAPITAL PROJECTS
MANAGER
LIZ MILLS, DIRECTOR EDUCATION LIFELONG LEARNING &
CULTURE**

**SUBJECT: REPROVISION OF DILAPIDATED BUILDING (JUNIOR BLOCK)
AT TADWORTH PRIMARY SCHOOL TO PROVIDE MODERN
FACILITIES (PSBP2 PROJECT – DFE FUNDED)**

SUMMARY OF ISSUE:

To approve the business case for the reprovion of the Junior Block (a single stand alone building) at Tadworth Primary School. The project has been awarded funding under the Department for Education's (DfE) Priority Schools Building Programme 2 (PSBP2).

RECOMMENDATIONS:

It is recommended that, subject to the agreement of the detailed financial information for the project as set out in Part 2 of this agenda, the business case for the reprovion of the school building be approved.

REASON FOR RECOMMENDATIONS:

The current block is dilapidated and beyond economic repair. The funding from the DfE affords the opportunity to replace the existing block and provide children with a new education facility to use for another 60+ years rather than an old, outdated and worn out building.

If this is not undertaken SCC will lose the PSBP2 funding from DfE, and will need to carry out the same project at a later date at its own cost while suffering on going inefficient maintenance costs.

DETAILS:

1. The project is to replace an outdated teaching block at Tadworth Primary with a new modular building to provide modern teaching and learning facilities
2. Tadworth Primary formed part of SCC's bid to DfE for Priority Schools Building Programme 2 funding. It was successful and has been awarded a capital sum to replace one dilapidated block on the school site

3. As the project is to demolish and replace a block that is in use, it is necessary to provide temporary teaching and learning space for the pupils education to continue uninterrupted during the demolition and new build.
4. The project has been developed as part of five schemes that SCC are delivering on behalf of DfE under PSBP2. Originally all five were to be delivered by the Maintenance Teams in Land & Property. At the outset they were all envisaged to be refurbishment projects.
5. During the early stages of development it became apparent that Tadworth would be best delivered as a demolition and rebuild project. This type of work- building new school facilities- sits better with the Schools Project Team. They have more experience of this type of work, including the design and planning aspects required. Therefore, this particular project was transferred, and as a result has reduced the risks involved with delivery.
6. Children will have a new education facility to use rather than an old, outdated and worn out building
7. A full feasibility study has been carried out. This ruled out refurbishing this building and the best option being to replace
8. Further feasibility work has been carried out to verify the most appropriate location for the provision of the new block on site. This looked at a number of options, with an outcome that replacing on the same footprint is the best option.
9. This deals with a number of challenges relating to planning regulations and requirements e.g. overlooking neighbours. It also utilises the existing services to a large extent reducing overall cost of the scheme. The school has limited other locations to locate this facility. They all had an impact on playing field provision, outdoor space, circulation and management of the site. Replacing on the same footprint is the best option. This has been confirmed by achieving outline business case approval for the funding at DfE.
10. The new building will be more efficient in terms of insulation, heat loss, solar gain, and will result in lower fuel requirements, emissions and running costs for the school.
11. The DfE has approved the Outline Business Case for the Project and will formalise Full Business Case Approval on receipt of Planning Approval and SCC's selection of its preferred Contractor.

CONSULTATION:

1. SCC has been consulting with DfE who has released a Project Delivery Grant and approved the Outline Business Case in Oct 2019.
2. The senior leadership team and governors of Tadworth Primary School have been consulted on the proposals and have signed off on an agreed Scheme (Details attached at Annexe 2)
3. Given the Project comprises the replacement of an existing building it is not envisaged that Public Consultation is required and Pre-Application discussions with the SCC's Town Planning Team support this approach.

4. The project was considered and approved at the January 2020 Capital Programme Panel meeting, with subsequent discussion at the April 2020 meeting.

RISK MANAGEMENT AND IMPLICATIONS:

5. There are risks associated with the project and a comprehensive project risk register has been compiled and is regularly updated. The significant risks associated with this project are mitigation measures for the site comprising - 'dark' ground conditions (i.e. obstructions, contaminated soil below the existing building and load bearing capacity of the playground for crane and pile rig use), asbestos removal and existing utilities/ services (location, condition and capacity)
6. A contingency allowance based upon the costed risk register and appropriate to the scheme has been included within the project budget to mitigate for potential identified risks.

Financial and Value for Money Implications

7. The project will be subject to robust cost challenge and scrutiny to drive optimum value as it progresses. Further financial details are set out in the report circulated in Part 2 of the report. These details have been circulated separately to ensure commercial sensitivity, in the interest of securing best value.
8. Full details to be included in Part 2

Section 151 Officer Commentary

9. The Section 151 Officer confirms that the full financial implications of this scheme are being considered and the details are included in Part 2.

Legal Implications – Monitoring Officer

10. Section 13 of the Education Act 1996 places a duty on a Local Authority (with responsibility for education) to ensure sufficient primary and secondary education provision is available to meet the needs of the population in its area.

Equalities and Diversity

11. The replacement school building will comply with Disability Discrimination Act (DDA) regulations.
12. There is no proposal to amend the admissions criteria, which are fully compliant with the School Admissions Code.

Corporate Parenting/Looked After Children implications

13. This proposal would provide improved provision for primary places in the area, which would be of benefit to the community served by the school. This means it would therefore also be of benefit to any Looked After Children who have the opportunity of attending the school.

Climate change/carbon emissions implications

14. The design philosophy is to create buildings that will support low energy consumption, reduce solar gain and promote natural ventilation. Any adjustments to the built form of the school will be undertaken in line with the local planning authority's adopted core planning strategy.

WHAT HAPPENS NEXT:

If approved, subject to planning permission

- award the contract to commence construction of the relocated school
- commence the work to develop the planning application for the replacement building, undertake a tender process and award contract via delegated decision

Contact Officer:

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Consulted:

School Leadership Team, including Governors
Mr Jeff Harris, Local Member: Tadworth, Walton & Kingswood, Conservative
Liz Mills, Director Education Lifelong Learning & Culture
Louise Lawson, Deputy Strategic Finance Business Partner, Corporate Finance

Annexes:

Part 2 Report - with financial details attached to agenda as item.
Part 2 Annex 1 - Financial breakdown
Part 2 Annex 2 - Site Plans and Images

Sources/background papers:

- The Education Act 1996
- The School Standards Framework Act 1998
- The Education Act 2002
- The Education and Inspections Act 2006