

# WIRRAL COUNCIL

CABINET – 18 OCTOBER 2007

## REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

### OLDERSHAW SCHOOL - NEW ENTRANCE PLUS BUSINESS & ENTERPRISE CENTRE TEACHING BLOCK SCHEME & ESTIMATE REPORT

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#### EXECUTIVE SUMMARY

The purpose of this report is to present Members with proposals and estimated costs for the demolition of the existing Sixth Form Block, and the formation of a new entrance and Business & Enterprise Centre teaching spaces as part of the schools Specialist Status, by way of an extension to the main building, and to request Members' approval to seek tenders and all necessary statutory approvals for the proposed scheme.

A decision is required to enable the scheme to be progressed. This involves a key decision as defined by the Council's constitution and is identified in the Director of Technical Services' submission on the Forward Plan for 1 September - October 2007.

#### 1.0 Background

- 1.1 Oldershaw School occupies largely Edwardian buildings, including the converted former Max Spielman building, within a built-up area of Wallasey, adjacent to Liscard Town Centre. Various building programmes over the last 18 years have incorporated most of the teaching accommodation within a secure complex, which has benefited from rationalisation, extension and refurbishment and resulted in the school consolidating from two sites to one.
- 1.2 The exceptions to the above have been two mobile classrooms (which are currently in the process of being removed), the Caretaker's House and the Sixth Form Centre. This accommodation is accessed across the visitor's car park, and is therefore outside the security of the main complex. The Sixth Form Centre is in poor structural condition, and is not suitable for re-furbishment.
- 1.3 The existing school reception facilities are not apparent from the approach to the school, and are operated from offices within a teaching corridor, with one counter servicing staff, pupils and visitors alike. Security and Access control require improvement which is not possible with the current layout.
- 1.4 School fund-raising some years ago led to the purchase from a former pupil of a cottage in Powys, which was used until 1999 for school-led activity breaks. The property has been out of use since this date on Health and Safety grounds.
- 1.5 Oldershaw School has recently received the Government's specialist status for Business and Enterprise, and will receive £100,000 of capital to be used as part of this scheme to create a Business & Enterprise Centre to be used by students and the local business community.
- 1.6 The proposals in this report include:
  - the sale of the Caretaker's House and the cottage in Powys,

- the demolition of the Sixth Form Centre,
- opening-up the entrance to the school, with additional car-parking for the Business & Enterprise Centre,
- the re-ordering of existing teaching accommodation within the main building,
- construction of a new 2-storey extension to the main building with 2 new multi-functional teaching spaces, and fully DDA-compliant reception facilities.

1.7 The proposed new facilities, together with four existing teaching / tutorial spaces would form a distinct unit that could be segregated from the rest of the school for Business & Enterprise or Community use, or could equally be used as part of the main school accommodation. The new reception facilities would allow the segregation of casual visitors from pupils and staff, which would vastly improve security within the site. As part of the 07/08 Schools Capital Programme, approved by Cabinet on 7th June 07, £500,000 was allocated to Oldershaw to remove accommodation, including the mobiles, the Sixth Form block and the caretaker's house and re-configure remaining accommodation to remove surplus places. This work forms the basis of this report but now includes the Specialist Business and Enterprise proposal.

## 2.0 Financial Implications

2.1 It is proposed that this scheme is funded from the following sources:

i)	Previously approved Schools Capital Programme 2007/08 funding (approved by Cabinet 7.6.07) for rationalisation of premises and alteration of existing spaces, thereby removing surplus places.	£500,000
ii)	School Delegated Formula Capital	£100,000
iii)	DCSF Specialist Capital Grant to the school	£100,000
iv)	DCSF Access Grant 08/09 in respect of lift and Access works	£100,000
v)	Sale of cottage in Powys purchased by the school using school funding, from a former pupil of the school. Agreed by the Education Committee in 1996 that value of asset remained with the school. Cottage taken out of use in 1999/2000 on advice of LA Health and Safety grounds.	
	Estimated Sale Price.	£100,000
vi)	Sale of former caretaker's house, by way of school giving up corner of site occupied by the property, thereby saving on demolition, making good and service alteration costs.	
	Estimated sale price	£ 95,500
	Total	<u>£995,500</u>

2.2 The current Building Regulations (Part L2B), which came into effect on 06 April 2006, require that, when carrying out an extension or major works to building services on an existing building with a total useful floor area of over 1000 sq.m., 'consequential improvements' to the energy performance of the overall building shall be required where it is technically, functionally and economically feasible. The value of these consequential improvements shall generally be deemed under Requirement 17D to be not less than 10% of the value of the principle works. On this scheme the overall additional floor area amounts to approx. 343 sq.m, so therefore this requirement does not apply.

2.3 The budget estimate for the proposed alterations and extension to Oldershaw School is therefore as set out below.

	£
Demolition of the existing Sixth Form Block and minor single storey extensions	55,000
Alterations to the existing building, including breakthrough	28,675
Construction of new 2 storey extension, GIA 343 sq.m	555,660
External works to Car Park, including landscaping	20,000
<b>Total Building Works</b>	<b>659,335</b>
Contingency	100,000
Preliminaries	113,900
<b>Total Construction Costs</b>	<b>873,235</b>
Departmental charges and other fees	<u>122,255</u>
<b>TOTAL</b>	<b><u>£995,490</u></b>

The above costs are exclusive of VAT, and are based upon construction commencing during the second quarter of 2008.

### 3.0 Staffing Implications

- 3.1 Professional Services for the project are being carried out by staff in the Technical Services Department including the role of CDM Co-ordinator.
- 3.2 It is not anticipated that there will be any staffing implications for the school either during the construction period or following the opening of the facility.

### 4.0 Equal Opportunities Implications

- 4.1 The Council's Access Officer shall be fully consulted on the proposals.
- 4.2 The facilities being provided by the scheme outlined in this report have taken fully into consideration the access needs of people with disabilities, special needs and the elderly.
- 4.3 The scheme shall include ramped / level access via automatic doors to a low level reception desk with an induction loop. Lift access to the upper floor shall be provided, with an accessible toilet on each floor of opposite hands, and extra width doors throughout. This will considerably enhance access to the school premises for pupils, staff and other users.
- 4.4 There are no implications specific to women or people of diverse ethnic or racial origin.

### 5.0 Community Safety Implications

- 5.1 The Police Architectural Liaison Officer shall be fully consulted on the proposals.

- 5.2 The scheme shall include inner security doors so that only personnel authorised by the reception staff may proceed beyond the reception lobby.
- 5.3 All internal circulation areas and the external parking areas shall be overlooked by staff offices.

## **6.0 Local Agenda 21 Implications**

- 6.1 The proposals will be designed to deter vandalism and abuse, and thus foster a sense of pride by the users of the facilities.
- 6.2 Low energy electrical fittings will be specified and water saving devices will be fitted to reduce the consumption of valuable natural resources.
- 6.3 All timber will be specified from sustainable sources and all fabricated materials shall be specified from manufacturing plants with emissions within agreed international limits.
- 6.4 Heating and ventilating installations will be the most energy efficient available on the market with a view to minimising energy consumption and reducing impact of CO2 emissions.
- 6.5 Cycle racks shall be provided for visitors to encourage fitness and low-carbon activity.
- 6.6 The proposal will remove two mobile units and an extensive Edwardian building in poor condition.

## **7.0 Planning Implications**

- 7.1 Planning Approval shall be required for the proposals.
- 7.2 The scheme will require Building Regulation Approval.
- 7.3 The scheme will improve the appearance of the school for neighbours whose properties face the school, and improve access to the school.

## **8.0 Anti-Poverty Implications**

- 8.1 The proposals will enhance local educational, business and enterprise facilities and thus encourage greater opportunities for people in the community to develop their economic well-being.

## **9.0 Social Inclusion Implications**

- 9.1 Oldershaw is a mixed-ability co-educational comprehensive school which caters for all sections of the community. The Business & Enterprise Centre shall continue to support that ethos.

## **10.0 Local Member Support Implications**

- 10.1 Oldershaw School is located on the boundary between the Wallasey and Liscard Wards but is used by people from various other wards for its educational, business, cultural and sporting facilities.

## **11.0 Background Papers**

11.1 No background papers have been used in the preparation of this report other than the Architect's briefing notes and Quantity Surveyor's working papers.

## **RECOMMENDATIONS**

That

- (1) the two properties referred to in the report are declared surplus assets to be disposed of in the most appropriate manner;
- (2) the proceeds of disposal be ring fenced and used to support the scheme to alter and extend Oldershaw School as identified in this report ;
- (2) the Director of Technical Services is instructed to seek tenders for the scheme and report such tenders back to a future meeting of the Cabinet;
- (3) the Director of Technical Services be instructed to seek all necessary statutory approvals to the scheme as appropriate.

**Howard Cooper**  
**Director of Children's Services**