

WIRRAL COUNCIL

CABINET - 9 DECEMBER 2009

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

TOWNFIELD PRIMARY SCHOOL – PROPOSED HEARING SUPPORT BASE CLASSROOM EXTENSION - SCHEME AND ESTIMATE REPORT

EXECUTIVE SUMMARY

This report describes the proposals to provide new Hearing Support Base facilities and on-site access improvements at Townfield Primary School, and sets out the estimated costs of the scheme. The proposed scheme will also enhance security to the rear of the school and provide a link corridor to the Mersey & Dee School buildings, enabling pupils and staff to access the whole school without leaving the building, as they have to in the current set up.

Cabinet is asked to consider and approve the proposal and to agree future years Capital Funding for the scheme.

1.0 BACKGROUND

- 1.1 The proposed scheme will provide the school and Hearing Support Service with a new purpose built classroom base and Speech Therapy room. The scheme will also comprise of an enclosed corridor space which will link the Dee Building and Mersey Building and will comply to DDA regulations for safe access and improve security to the rear of the school.
- 1.2 The current Hearing Support Base consists of an ageing mobile unit which has now come to the end of its economic life and is not cost effective to repair or maintain.
- 1.3 Townfield Primary School is a thriving and well subscribed Extended Services primary school, providing education for over 400 pupils and is in operation for approximately 48 weeks of the year. The Hearing Support Unit is currently the only specialist facility that operates within the Borough. This facility will provide a modern, purpose built and safe environment for vulnerable pupils and will help provide the specialist support required to the pupils.
- 1.4 The scheme was identified in the Departmental Capital Programme for 2009/10 which was reported to Cabinet on 28th May 2009, and this report is identified as item 65 on the Forward Plan for November 2009 – February 2010.

2.0 Proposals

- 2.1 To form a new classroom base which will be split into two separate classrooms to provide specialist teaching and form a smaller third room for Speech Therapy sessions.
- 2.2 A link corridor will be formed between the Mersey and Dee Buildings which will provide a covered, secure access route for pupils and staff.

- 2.3 The school is on a sloping site, with some parts of the premises, including the playgrounds, only accessible by steps. The scheme will allow full DDA-compliant access from the new link corridor and to both playgrounds, linking to two lifts installed in the building two years ago.
- 2.4 The existing intruder and fire alarm systems will not meet current standards when the link corridor is formed and will require upgrading/replacement, this is included in the scheme.
- 2.5 The proposed scheme is, therefore, to provide:-
- two new specialist classrooms
 - a new specialist speech therapy room
 - a DDA-compliant link corridor between the KS2 and KS1 buildings
 - a DDA-compliant ramped access to both Junior and Infants' playgrounds
 - removal of the existing old mobile classroom and making good to the area
 - a new fire alarm and intruder alarm system throughout the school.
- 2.6 Appropriate sound insulation measures have been allowed for in association with the speech therapy room and specialist classrooms.
- 2.7 In order to undertake the building works a separate contractor's site entrance will have to be established onto Townfield Lane. Due to the poor sightlines on Townfield Lane, temporary traffic signals shall have to be set-up for the period of the works. Restrictions on vehicle movements will also be applied at pupil drop-off and pick-up times.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The Estimate for this work is set out below. All costs are estimated for the commencement of construction within the second quarter of 2010.

Building costs of new extension	£ 188,880
Costs of external works	£ 43,850
New Fire Alarm and Intruder Alarm	£ 45,920
Temporary traffic management arrangements	£ 10,120

Departmental Charges including:

Professional Fees	
Clerk of Works Salary	
CDM Coordinator	
Planning and building regulation fees	£ 43,315

TOTAL for new provision **£ 332,085**

Demolition of existing mobile classroom, including departmental charges	£ 8,000
--	---------

Overall Estimated Cost of the Scheme **£ 340,085**

3.2 The scheme will be funded from the following:-

DCSF Modernisation fund 2009/10 =	£ 300,000
DCSF Modernisation fund 2010/11 =	£ 15,085
School Access fund 2010/11 =	£ 25,000

TOTAL **£ 340,085**

3.3 The schools Access Fund and DCSF Modernisation fund 2010/11 will form part of the 2010/11 CYPD Capital Programme and are required to fully fund the scheme and allow works to progress. This resource has been confirmed to the Local Authority.

3.4 It is anticipated that the main building works scheme will go out as a single stage selective competitive tender during February 2010 and the selected contractor will commence work on site in April 2010 with completion by August 2010.

3.5 It is intended that the removal of the mobile classroom would be subject to a separate tender, and will take place during the summer holidays to minimize the impact on the school.

4.0 STAFFING IMPLICATIONS

4.1 The Professional Services for the entire scheme will be provided by staff within the Technical Services Department.

4.2 The Corporate Procurement Support Unit have been consulted and are satisfied with the procurement process implemented for this project.

4.3 In accordance with the Construction (Design and Management) Regulations the Director of Technical Services is carrying out the role of CDM Coordinator.

4.4 There are no staff implications for the school arising from this report.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 Access will be provided to the proposed new extension, between the KS2 and KS1 buildings, to the playgrounds for children and adults with disabilities.

5.2 The scheme is designed to comply with the current recommendations for sensory impairment and design for the deaf and partially sighted.

5.3 There are no implications in this report specifically for women, ethnic minorities or the elderly.

6.0 COMMUNITY SAFETY IMPLICATIONS

6.1 The design of this project will take account of best practice to reduce the risk of crime and the local Crime Reduction Officer will be consulted.

7.0 LOCAL AGENDA 21 IMPLICATIONS

- 7.1 Thermal insulation is to be provided to meet the standards and guidelines recommended by the DCSF in the school premises regulations 1996 and part L2 of the Building Regulations. The design will also follow the BRECSU guidelines for “Energy efficient design of new buildings and extensions for schools and colleges.”
- 7.2 Low energy electrical fittings, heating controls and water saving devices will all be used as far as possible to help reduce the consumption of natural resources.
- 7.3 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.
- 7.4 The successful contractor will be encouraged to employ local labour and source materials from local suppliers once construction commences

8.0 PLANNING IMPLICATIONS

- 8.1 Planning and Building Control approval will be required for this project.
- 8.2 The proposed new extension shall be visually complementary to the existing buildings.

9.0 ANTI POVERTY IMPLICATIONS

- 9.1 The scheme will provide new facilities, which will assist in raising standards for all children including any disadvantaged pupils living within the Borough as this is the only hearing support base facility to offer this type of teaching specialty.

10.0 SOCIAL INCLUSION IMPLICATIONS

- 10.1 The new extension will assist in providing an integrated approach to children’s education, which is recognized as being a key factor in determining positive educational outcomes for all children.

11.0 LOCAL MEMBER SUPPORT IMPLICATIONS

- 11.1 The Townfield Primary School is in Oxton ward.

12.0 BACKGROUND PAPERS

- 12.1 The information used in the preparation of this report was obtained in consultation with the Children and Young Peoples Department and no other background papers have been used in the preparation of this report with the exception of the Architects file B02308 and the Quantity Surveyors working papers.
- 12.2 Cabinet report dated 28th May 2009, CYPD Capital Programme 2009/10.

13.0 RECOMMENDATIONS

- 13.1 That the overall Scheme and Estimate in the sum of £340,085 as presented, be accepted;

- 13.2 That the Director of Technical Services be authorised to seek tenders for both the main Building Works and the removal of the mobile unit.
- 13.3 That the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.
- 13.4 That the Director of Children's Services use his delegated powers to accept the lowest bone-fide tenders and report his acceptance of the tender to Cabinet in due course in accordance with the Council's Procurement Policy.
- 13.5 That Cabinet approve allocations from the 2010/11 DCSF Modernisation allocations of £40,085 be made available for this scheme ahead of Cabinet approval of the full main Capital Programme for 2010/11.

HOWARD COOPER
Director of Children's Services