

WIRRAL COUNCIL

CABINET

3 NOVEMBER 2011

SUBJECT:	UPDATED CYPD CAPITAL PROGRAMME 2011/12 AND PROPOSED ASSET DISPOSAL
WARD/S AFFECTED:	ALL
REPORT OF:	ACTING DIRECTOR OF CHILDREN'S SERVICES
RESPONSIBLE PORTFOLIO HOLDER:	CLLR ANN MCLACHLAN
KEY DECISION	YES

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to present Cabinet with an update of the CYPD capital programme for 2011/12 and identify projects for approval from previously unallocated funding. The report also gives members an update of CYPD properties which are no longer in operational use and proposals for their disposal.
- 1.2 The report does not contain any exempt information.

2.0 RECOMMENDATION/S

- 2.1 That the additional schemes within the capital programme for 2011/12 are approved and that allocations to previously approved schemes are amended as set out in this report.
- 2.2 That individual schemes be the subject of scheme and estimate reports, where applicable.
- 2.3 That the disposal of properties be progressed as outlined in this report.

3.0 REASON/S FOR RECOMMENDATION/S

- 3.1 This report sets out a number of additional schemes and changes to be included in the CYP Capital programme for 2011/12.

4.0 BACKGROUND AND KEY ISSUES

4.1 The CYPD Capital Programme was approved by Cabinet on 17 March 2011. In drawing up the programme, the department has followed strategies to enhance premises, improve student learning environments, improve community accessibility and ensure safety and security compliance. Whilst Capital allocations have not been ring-fenced to particular areas of need by the DfE, the principles followed are:

- (i) to undertake projects identified in the Asset Management Plan to enhance the suitability and condition of schools and to enable a full range of curriculum activities to be provided.
- (ii) to undertake projects supporting the changing Primary and Secondary school pupil rolls across the Borough.
- (iii) to work with other Council departments to deliver the Council's Strategic Asset Review, in particular the co-location of services, extended schools services, early year's childcare, reduction in the number of council owned properties and forward planning for Wirral Waters and other regeneration projects.
- (iv) to enable inclusion within mainstream schools for pupils with physical and mental disabilities and to ensure that Special Schools are able to provide the care required for a range of disabilities.

4.2 CYPD Capital Resources 2011/12

Since the Cabinet report in March 2011 there has been one additional grant notification, as indicated below.

Aiming Higher for Disabled Children	£305,700	DfE grant
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4.3 New Capital Schemes

4.3.1 Capital Maintenance and Basic Need - Unallocated £1,471,708

The 2011/12 capital programme reflected the known priorities within the CYP department. However, not all resources were allocated allowing for further investigation and assessment of possible schemes. This has now been completed and the following changes are proposed.

Additional Schemes for 2012/12 (Total £1,342,000)

	£	
Bebington High	100,000	3G Pitch. This is a contribution to a larger scheme, the balance of £450,000 is to be funded by the school. Replaces current derelict and un-usable facility
Bedford Drive Primary	30,000	Refurbishment of nursery toilets – health & safety requirement
Claremount	200,000	DDA & 6 th Form relocation
Co-location Pensby Park	135,000	Grant condition to match fund DfE Co-location grant plus additional repairs to roof
Egremont Primary	10,000	Feasibility study to extend nursery provision
Gilbrook	50,000	Roofing - school to contribute £30k from devolved formula capital
Meadowside	45,000	DDA works including hoists and Hygiene rooms
Merseypark Primary	40,000	Nursery refurbishment
Pensby High	130,000	Combined school 6 th Form/Admin Linked to Federation.
Poulton Primary	90,000	Demolition prior to disposal of site. School now closed
Thingwall Primary	12,000	Entrance security work
Contingency	500,000	The full programme contains a number of costly and complex schemes. It is recommended that this balance remains unallocated at this time until the 2012/12 Capital allocations are announced.

Additional Allocations to previously approved schemes within the 2011/12 Programme (£235,000)

Castleway Primary	35,000	Toilet refurbishment – health & safety requirement
Overchurch Infants	200,000	Additional cost to replace of HORSAs kitchen – as per the Scheme & Estimate

Reduction of existing Scheme Allocations within the 2011/12 Programme (£106,000)

Brookdale Primary	30,000	Funded from PPM
Great Meols Primary	36,000	Early Years PVI scheme; surplus resource
New Brighton Primary	40,000	Project size greater than anticipated, kitchen refurbishment scheme to be considered in 2012/13

4.3.2 Surplus Places Removal £227,835

Woodchurch Rd Primary	15,000	Feasibility study for classroom and external play areas
Woodlands Primary	190,000	Classroom replacement and internal refurbishment. Additional cost per scheme and estimate report.

4.3.3 Seed Challenge £61,570

Overchurch Junior	30,000	Fire alarm renewal
Portland Primary	30,000	Fire alarm renewal

4.3.4 Harnessing Technology £334,000

This initiative has now come to an end. Grant resources have been shared amongst all schools to meet new broadband connection costs and a match funding balance of £334,000 remains. It is intended to use this balance to ensure that previous IT initiatives are completed without additional cost to schools or departmental budgets, this will include the computers for pupils' initiative. An amount is also required to equip co-location offices.

4.4 2011/12 Programme Update

4.4.1 Academies

- Birkenhead High School for Girls - £11.7m DfE specific allocation

Birkenhead High School for Girls attained Academy status in September 2009. Contractors Willmott Dixon commenced the £11.7m remodelling and refurbishment project in February 2011 and the programme of works is on going. A significant amount of unforeseen work has come to light in the early phases of the project such as a poor gas supply, dry rot, wet rot, asbestos and decayed roof supports.

The nature of the contract i.e. target price, will necessitate a de-scoping exercise of later phased works in order to meet the target cost. The project is being closely managed and there are regular progress meetings. The financial risk rests with the council.

- University Academy of Birkenhead - £0.9m DfE specific allocation

The University Academy was established on 1st January 2011 with the former school sites at Park High and Rock Ferry High locating on the former Park High site in September 2011. £921,600 has recently been confirmed to allow upgrades to the IT provision and other Capital requirements and initial meetings have taken place. The financial risk rests with the council.

4.4.2 Maintained Schools

- Park Primary School, Wallasey. The new school opened to pupils on 28th March 2011, with the official opening taking place on 5th July. Final account issues have now been agreed with the contractor. There are additional costs of £265,000 and these have been funded from within the Primary Capital Programme.
 - The co-location project for Pensby Primary and Stanley Special School will rebuild the two schools on to one site. Phase 1 (Pensby Primary school) commenced in March 2011 and is progressing well, with anticipated completion by Christmas 2011. Phase 2 (Stanley school) will commence early in 2012 with completion 12 months later. This second phase has still to receive Planning permission with detailed design work currently being carried out.
 - Cathcart Street Primary School. This scheme is linked to the closure of nearby Cole Street Primary School. Extensive refurbishment of the school took place over a very short period of time from May to September, this resulted in the school opening three days later than planned, but the achievement of the contractor was highly commended. The scheme includes the co-location of the nearby satellite Children's Centre from the closed St Laurence's RC Primary school site and will also re-provide after school provision within the main school building (currently housed in a mobile which is in very poor condition). This second phase of the project will be completed by Christmas with external works likely to be finished in January 2012, depending on weather.
 - Medium sized Projects; there are a number of medium value works identified in approximately 20 schools i.e. roofing, windows, toilets and general refurbishments. The majority of this work was carried out during the summer holiday period and managed by the Facilities Management (FM) section. Summer works progressed according to plan with no major issues arising. A total of 72 projects valued in excess of £1,250,000 were completed by the FM section funded from school devolved capital and resources identified within the CYP capital programme. A number of projects to install fire and intruder
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alarm systems are being tendered via the department of Law, HR and Asset Management on behalf of CYPD.

- Overchurch Infants, replacement of HORSAs kitchen. The scheme and estimate report has recently been approved for this scheme and detailed design work has been concluded. The anticipated tender return is the end of November 2011.
- Woodlands Primary, annex replacement. The scheme and estimate report has recently been approved and detailed design work is being finalised. The anticipated tender return is 10 November 2011.
- St Georges Primary, mobile replacement. The scheme and estimate is still being prepared following the initial project brief from the school and CYPD.
- Feasibility studies are currently being undertaken at Somerville Primary school, Pensby High 6th form and Hoylake Holy Trinity primary school. Others will be shortly commencing at Claremount, Foxfield, and Meadowside Special schools and Egremont and Woodchurch Road Primary schools in order to identify condition and suitability needs; recommendations from these studies will be the subject of further reports.

4.4.3 Children's Homes

- Work at Rosclare on the "Children's Hotel" commenced in June 2011 with anticipated completion mid November 2011. In order to create this short break facility, works included the construction of three new bedrooms which supplement the existing accommodation. This will allow three separate groups to use the accommodation at any one time giving greater flexibility of use for this extensively refurbished facility. The works are in progress at the Rosclare site. The young people who will use the facility would like to transfer the Willowtree name to the site.

4.5 Disposal of Vacant Sites

(1) Brookfield Children's Home, Meols, Wirral and Willowtree Children's Home, Moreton

CYPD wishes to declare these buildings surplus. The Department of Law, HR & Asset Management are proposing sale on the open market in line with Planning requirements.

(2) Former Poulton Primary School, Alderley Road, Wallasey

Following the decant of Park Primary School to their new building in March 2011 this property has now been emptied. CYPD wishes to declare this building surplus. Prices are currently being sought from the department of Law, HR & Asset Management for its demolition, the cost of this is included in the updated CYPD Capital programme. The disposal of the vacant site will be done in accordance with the council's disposal policy.

(3) Former Cole Street Primary School, Birkenhead

Following the closure of the school in July, CYPD is in the process of emptying this building. There is no identified use for the department and has therefore been declared surplus.

The department of Law, HR & Asset Management are enquiring into possible interest from local housing associations and other sale options in accordance with the council's disposal policy.

(4) Former Rock Ferry High School, Ravenswood Avenue, Birkenhead

This is a large site with a number of stand-alone buildings and playing fields. In order for the CYP department to demonstrate fully whether the site has any future use, a feasibility study is taking place to look at site options, including possible replacement of the professional excellence centre. This study will be completed within the next two months. Irrespective of this study, consultation will be required as to the future use of the playing fields and will be in line with national requirements. Security has been arranged for those hours not covered by caretaking and cleaning staff with close management links to the Council's Community Patrol.

4.6 DfE Consultations and Requests for Information

CYP department has recently responded to a number of DfE requests for information, these are:

- School Building Survey; In August, Local Authorities were required to determine the extent to which schools have been modernised. Approximately half of Wirral schools are graded as being Modernised over 50%. It is likely that this information will be used to allocate capital resources to LA's in future years.
 - James Review Consultation; this consultation is the culmination of 18 months research and discussion with government offices, local authorities, diocese and the construction industry regarding proposals for the review of education capital. CYPD has made comments within the consultation document on areas such as condition data collection, quality of building data, flexibility of capital budgets, local investment plans, procurement of building projects and standard design of schools.
 - Priority Building Programme; Local Authorities have been asked to identify schools which are in poor condition and submit bids to be included in a new PFI programme. The department has identified three Wirral schools which fall within the criteria given by DfE, results of these initial submissions will be known in December.
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5.0 RELEVANT RISKS

- 5.1 Future year's capital allocations have still to be confirmed. The report therefore, only commits projects within the confirmed resources for 2011/12.
- 5.2 Economic pressures have and may continue to have an impact on local and national contractors engaged in construction contracts. The department continues to use Council procurement procedures to secure contracts.

6.0 OTHER OPTIONS CONSIDERED

- 6.1 Capital allocations have been made after careful consideration of Asset Management information, area reviews, feasibility studies and consultation with headteachers. Schools devolved capital budgets are also used to supplement funding.

7.0 CONSULTATION

- 7.1 Depending on the project, designs are often developed in consultation with stakeholders including headteachers, staff, pupils and parents/carers.
- 7.2 Consultation will be required for the sale or re-designated use of the former Rock Ferry High School site and will follow government guidelines.

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 8.1 Premises on school sites are frequently open to voluntary, community and faith organisation.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 9.1 The Capital Programme for CYPD in 2011/12 totals £31 million. The schemes described in the report will be funded from within the existing resources. Regular capital monitoring takes place to manage and monitor project resources and progress of the programme of works. Scheme and estimate reports for projects in excess of £250,000 will be approved by Cabinet. Projects under the £50,000 threshold will be procured wherever possible using the Council's schedule of rates contract.
 - 9.2 IT requirements are identified at the project planning stage and WITS are involved where necessary to provide the expert advice and support. Many of the larger projects in schools will require some upgrade of IT systems.
 - 9.3 Resources will be drawn from other departments such as Law, HR and Asset Management to provide the technical support needs for the successful completion of projects. In some cases external partners may be used to provide advice where
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this cannot be delivered in-house. The general capital programme will be managed from existing resources from within the CYP department.

- 9.4 All proposals within the report have been discussed with the Councils' asset management officers, with due consideration to the best use of assets identified for capital investment.

10.0 LEGAL IMPLICATIONS

- 10.1 There are no specific legal implications associated with this report.

11.0 EQUALITIES IMPLICATIONS

- 11.1 There are no specific implications in this report for equal opportunities, including women, ethnic minorities or the elderly. All projects take general accessibility of adults and children into account. In addition, specific projects are contained in the programme to ensure the accessibility of buildings and facilities within them.
- 11.2 An Equality Impact Assessment (EIA) will be required for a number of the schemes, EIA's will be completed at the time of design development.

12.0 CARBON REDUCTION IMPLICATIONS

- 12.1 Low energy electrical fittings, heating controls, water saving devices and high level insulation are some of the carbon and energy reduction features used in projects and advice will be sought from the Council's energy conservation section.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

- 13.1 Planning permissions will be sought were necessary.

REPORT AUTHOR: **Jeannette Royle**
Head of Facilities Management CYPD
telephone: (0151) 666 5604
email: jeannetteroyle@wirral.gov.uk

REFERENCE MATERIAL

DfE Capital allocation correspondence
Asset Management Planning documentation

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
CYPD Capital Programme 2008/9	22 May 2008
CYPD Capital Programme 2009/10	28 May 2009
CYPD Capital Programme 2010/11	22 July 2010
CYPD Capital Programme 2011/12	17 March 2011
