

WIRRAL COUNCIL

CABINET – 10 DECEMBER 2008

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

SCHEME AND ESTIMATE REPORT - ELLERAY PARK SPECIAL SCHOOL – CLASSROOM EXTENSION AND INTERNAL ALTERATIONS

EXECUTIVE SUMMARY

This report proposes a scheme and estimate for alterations and an extension at Elleray Park Special School, Wallasey, including improved teaching and resource facilities, improved reception and security measures, and improved staff accommodation to meet current requirements. It is recommended that the scheme and estimate be approved and that officers be instructed to proceed to tender.

1. Background

- 1.1 Elleray Park School was purpose-built as a Special School in 1966, and in 2006 OFSTED judged the school as making an outstanding provision.
- 1.2 Even though the school is situated on a sloping site, all the teaching accommodation and pupil facilities are wheelchair-accessible. However, there are a number of areas within the school that are not fully DDA compliant.
- 1.3 The buildings are of single-storey construction, with brick walls and flat roofs supported on laminated timber beams. They are generally in good condition, with most windows having been replaced in the last 2 years. Heating, other than the hydrotherapy pool, is all-electric and the individual heaters have generally been replaced in the last 2-5 years.
- 1.4 Proposed work at the school was part of the approved CYPD Capital Programme 08/09, presented to Cabinet on 22 May 2008. Concerns regarding the existing building have been raised by governors who wish to use part of their delegated budget and devolved formula capital to meet the requirements of recent increases in pupil numbers, additional visiting professionals and additional resource space required for specialist equipment. Elements that require consideration within the proposed scheme are:
 - Inadequate Reception facilities, which are not DDA-compliant,
 - Lack of a Parent Meeting Room / Visitor waiting room,
 - Lack of security between Reception and the main body of the school,
 - Insufficient Staffroom facilities to cater for both teaching staff and support staff,
 - Requirement for a dedicated occupational therapy / physiotherapy room,
 - Requirement for an additional classroom / resource room,
 - An inappropriate cycle store, better served by re-location to the adjacent bungalow,
 - Poor drainage from the north-west wing of the school.

2. Proposals

2.1 The scheme addresses each of the above concerns, and it is proposed that the following steps are undertaken:

1. A new foul drainage run be installed along the south-west boundary of the site, eliminating an inefficient section of drainage and picking-up the waste water from six classrooms en-route.
2. The under-used and inadequate cycle store on the northwest elevation be demolished, and two new classrooms, with teaching areas of 47 sq.m and 55 sq.m. respectively, be constructed. It is important to note that there is only a net gain of one teaching space due to the reconfiguration required to make this scheme successful.
3. The formation of an access corridor to the new classrooms through an existing teaching area, and the creation of a 40 sq.m Resource Room.
4. An existing 66 sq.m classroom be sub-divided to form a new 47 sq.m Staffroom and 18 sq.m room for Occupational and Physio-therapists. Access to staff toilets will be adjusted to suit.
5. The existing Staffroom and Secretary's Office be re-modelled as an enlarged Reception Office and a Parent Room / Visitor Waiting Area.
6. A new entrance lobby / waiting area for visitors be constructed.
7. Security between the Reception area and the main part of the school be improved by the installation of cross-corridor doors, with proximity access control to these doors, the front entrance doors, the new Staffroom, and each of the restricted areas off the Reception.

2.2 It is anticipated that the works be carried out in the following sequence (subject to acceptance of a suitable tender for the works by 31 March 2009) :

- a. Installation of new external doors on 2 existing Classrooms during Easter break 2009.
- b. Lower playground to be taken out of use for the duration of the external building works (May- August 2009) and stewarding arrangements instigated for all pupils to use the upper playground during this period. Contractor's site to be set-up and arrangements to be made with the Contractor to restrict site movements when pupils are being escorted to and from the upper playground.
- c. Demolition of cycle store, site preparation for new classrooms, and drainage works April-May 2009.
- d. Construction of the new Classrooms May-July 2009.
- e. Break-through to new extension and formation of corridor in adjacent classroom August 2009.
- f. Fit-out of new Staffroom and Physiotherapy Room August 2009.
- g. New entrance lobby / waiting area constructed August 2009.
- h. New Security Doors and access control system August 2009.
- i. Fit-out of enlarged Secretary's Office August 2009.
- j. Fit-out of Parent Room September 2009.

2.3 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 current overall useable floor area of the school is 1,715 sq.m.

- 2.4 The value of these consequential improvements shall generally be deemed under Requirement 17D to be not less than 10% of the value of the principal works. New double-glazed replacement windows and new energy-efficient electric heaters were installed at the school in 2006-2008, and these may be attributed to this area.

3. Financial implications

- 3.1 All Professional Services for the scheme are being provided by staff within the Technical Services Department.
- 3.2 The Corporate Procurement Support Unit has been consulted and are satisfied with the procurement process implemented for this project.
- 3.2.1 The estimate for the proposed work is set out below with costing based on the proposals shown in plan on Drawing C18446/SK5, and suggested tender date within the first quarter of 2009.

Erection of 2 new classrooms	£ 206,600
Erection of new entrance lobby / waiting area	£ 20,000
Alterations to existing teaching areas and creation of a Physio Room	£ 17,600
Alterations to Reception area and creation of Parent Room	£ 16,600
Electrics, CCTV, Data and Heating	£ 38,000
External works and drainage	£ 29,000
Demolition of former cycle store	£ 500
Contingencies	£ 5,000

SUB TOTAL **£ 333,300**

Departmental Charges at 15% including: -
Professional Fees, Clerk Of Works Salary, CDM Coordinator
Building Regulation Fees and Planning Fees

SUB TOTAL **£ 49,995**

TOTAL **£ 383,295**

- 3.4 Funding for the proposed scheme is as follows:

Modernisation Fund 2008/09	£ 150,000
Modernisation Fund 2009/10	£ 20,000
Delegated School Budget	£ 103,896
School devolved formula capital	£ 66,104
LA Schools Access Initiative 2009/10	£ 43,295

TOTAL **£ 383,295**

4. Staffing implications

- 4.1 There are no staffing implications for the school within the proposals during or following completion.

5. Equal opportunities implications

- 5.1 There are no implications in this report for equal opportunities in relation to women, ethnic minorities, or the elderly.
- 5.2 Access will be provided for children and adults with disabilities to all areas of the proposed scheme.

6. Community safety implications

- 6.1 The design of this project will take into account best practice to reduce the risk of crime and the local crime reduction officer will be consulted.

7. Local Agenda 21 implications

- 7.1 The new extension will incorporate the latest technology features for sustainable building and the use of materials which will provide a large degree of de-construction and recycling ability.
- 7.2 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 DETR/DCSF guidelines for “Energy efficient design of new buildings and extensions for schools and colleges.”
- 7.3 Low energy electrical fittings together with an intelligent lighting system, solar glass to prevent heat gain, heating controls and water saving devices will all be used as far as possible to help reduce the consumption of natural resources.
- 7.4 All timber used will be from sustainable sources as by regulated by the FSC (Forestry Stewardship Council) or equivalent.
- 7.5 The successful contractor will be requested to employ 60% local labour and source materials from local suppliers once construction commences, this will be monitored by officers involved in the contract.
- 7.6 A “Site Waste Management Plan” will be incorporated in line with recent statutory requirements.

8. Planning implications

- 8.1 Planning permission and building regulations approval will be required for this scheme. Building regulations and planning applications will be submitted by the Technical Services Department based at Cheshire Lines building.

9. Anti-poverty implications

- 9.1 There are none arising directly from this report.

10. Social inclusion implications

- 10.1 The scheme will provide full accessibility for pupils, staff and visitors in a safe and inclusive environment.

11. Local Member Support implications

- 11.1 Elleray Park Special School is in the Wallasey ward.

12. Background papers

- 12.1 A sketch plan is attached, outlining the proposed scheme layout.

13. Recommendations

That

- (1) the Scheme and Estimate as presented be accepted;
- (2) approval be given for Director of Technical Services to obtain tenders for the scheme and the Director of Children's Services use his delegated powers, if appropriate, to accept the lowest bona fide tender and report back to Cabinet; and
- (3) the Director of Technical Services be authorised to obtain all necessary statutory approvals for the scheme.

Howard Cooper
Director of Children's Services