

# WIRRAL COUNCIL

## CABINET

15 MARCH 2012

<b>SUBJECT:</b>	<b>SCHEME &amp; ESTIMATE REPORT – ST ANSELM’S COLLEGE (AN EDMUND RICE ACADEMY), 6<sup>TH</sup> FORM ACCOMMODATION</b>
<b>WARD/S AFFECTED:</b>	<b>CLAUGHTON</b>
<b>REPORT OF:</b>	<b>ACTING DIRECTOR OF CHILDREN’S SERVICES</b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b>COUNCILLOR SHEILA CLARKE</b>
<b>KEY DECISION?</b>	YES

### 1.0 EXECUTIVE SUMMARY

- 1.1 This report describes the scope of work to refurbish Outwood House which is located on the St Anselm’s College site and which has recently been purchased by the Edmund Rice Trust on behalf of the College. Outwood House will primarily replace the current 6<sup>th</sup> form accommodation which has come to the end of its life and is the worst accommodation in the Wirral Secondary School estate and bring a vacant and significant Grade 2 listed building and its land, back into use. The scheme will cost £1m and was approved in principal by Cabinet at its meeting on 17<sup>th</sup> March 2011. The project will support the Council’s corporate priorities by investing in families, children and young people. Whilst to undertake the project is not a statutory duty, Planning Permission and Listed Building consent is required.
- 1.2 Cabinet is asked to consider and approve the proposal.

### 2.0 BACKGROUND AND KEY ISSUES

- 2.1 The proposed scheme will refurbish and upgrade the building which is known as Outwood House (formerly the Christian Brothers House) and is located within the grounds of St Anselm’s College. The Edmund Rice Trust acquired the house which was sold on the open market in 2010 for use by the College. The house had been previously used by the school from 1931, until the expansion of the school required a larger building in 1947. The school however, still continued to use the Chapel which is located in the house.
- 2.2 Due to the location of the house there was a strong desire to acquire the building due to safeguarding risks due to its position within the school grounds as well as general health, safety and security implications. The location of the chapel within Outwood House was also a consideration when the building became vacant.
- 2.3 Outwood House was built in approximately 1860 as the family house for the Heap family who were local grain merchants. The house is a four floor grade 2 listed

building which was listed in March 1974 and is set in matured walled gardens sited alongside the main building of the College. The proposed alterations have been made in full consultation with the Council's Conservation officer, with the proposed scheme being fully sympathetic to the original features of the building.

- 2.4 Although St Anselm's College is an Academy the Local Authority retains the responsibility for ensuring that Basic Need Capital demands are met in all sectors of school and academies, and it is this category of Capital work which the scheme falls.
- 2.5 The scheme will cost £1m and the principal aims of the scheme will include restoration and refurbishment to create the following areas:
- re-provide new sixth form teaching and associated facilities
  - refurbish and provide relocated library and resource areas, teaching rooms and offices
  - create new staff areas and storage
  - carry out necessary repairs and restoration of the existing building to enable the refurbishment
  - consider opening up the basement floor to provide the relocated library facility
  - provide separate access to facilities within the building
  - create provision for a potential second phase of the works, which would include relocated school reception and entrance.

The proposed works consist of the following:

- creation of a new welcoming and clear access to the relocated sixth form block; main entrance and lower level entrance
  - opening up the basement floor to provide new library and resource facilities
  - new relocated accommodation for the Headteacher and Head of 6<sup>th</sup> Form
  - new accommodation for 6<sup>th</sup> form teaching rooms
  - creation of new staff and finance office facilities
  - new toilet facilities on each floor
  - improved access and the requirement to accommodate a new stairway/lift in preparation for bringing 2<sup>nd</sup> floor into use in next phases of work
  - all structural works necessary to carryout the refurbishment
  - upgrading all electrical and mechanical services
  - improving fire protection in doors, floors and install new fire alarm system throughout the building
  - upon completion of the works, the demolition and removal of the current dilapidated, prefabricated sixth form block will be undertaken.
- 2.6 Significant amounts of fire safety related works are required throughout the building to achieve Fire Regulation Standards. New fire and security alarms will be installed as part of the project.
- 2.7 Mechanical and electrical works are required to meet NICIEC standards and a new heating system which will remove radiators not in keeping with the fabric of the building and improve energy efficiency.
- 2.8 Disabled access is problematic to achieve throughout the building but access to the basement will be achieved via ramping and lift installation. Reasonable adjustments can therefore be made to allow access to the curriculum at ground and first floor

levels. But it is acknowledged that restrictions will remain until phase 2 of the works is realised.

### **3.0 RELEVANT RISKS**

- 3.1 Risks associate with listed building consent have been mitigated at the design stage by direct consultation with the Council's Conservation Officer.
- 3.2 Development of the 2<sup>nd</sup> phase of the works (2<sup>nd</sup> floor) maybe delayed due to Capital Finance constraints.

### **4.0 OTHER OPTIONS CONSIDERED**

- 4.1 Prior to the purchase of Outwood House, consideration was given to rebuild the existing 6<sup>th</sup> form accommodation. This was rejected due to lack of Capital to complete the required construction which would have been in excess of £4m.
- 4.2 Consideration to refurbish existing 6<sup>th</sup> form accommodation was given however, the structural surveys and costs associated with the work were not viable. The option to purchase and restore Outwood House also removed potential security and safeguarding issues had a private purchaser acquired Outwood, due to its location within the grounds of the College.

### **5.0 CONSULTATION**

- 5.1 Consultations with the Council's Conservation Officer have taken place during the feasibility and design stages of the project.
- 5.2 The project does not have any implications on other schools and colleges in the area with regard to any pupil number increases.

### **6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

- 6.1 The facility which was previously unused by the community will play an important part in the College's role of community engagement. A series of adult evening classes are already being planned, such as IT, modern foreign languages and "Friday club" which is a social club for local adults with learning difficulties. There are also proposals for Teaching Schools and NPQH licence centres.
- 6.2 The College continues its very strong links with Catholic faith groups in the area and this facility will enable expansion of this engagement.

### **7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

- 7.1 The Estimate for this work is set out below. All costs are at first quarter 2012.

	£
<u>Construction costs:</u>	
Demolition of existing 6 <sup>th</sup> Form	45,000

Re-roofing of existing property, rainwater & soil goods	80,000
Basement	258,000
Ground floor	253,500
First floor	230,500
Total building works	<u>£867,000</u>
Contingencies	35,000
Professional fees including: Professional fees, clerk of works, CDM coordinator, Planning and Building Regulation fees	104,040
<b>TOTAL</b>	<b>£1,006,040</b>

The scheme will be funded from the following resources:-

	£
Basic Need Capital 2011/12	700,000
St Anselm's College	<u>306,040</u>
	1,006,040

- 7.2 The Academy has engaged Ainsley Gommon Architects (Birkenhead) to provide architectural services, Brian Edmondson are the appointed consulting engineers, PSD mechanical and electrical services and RMT cost consultancy. Whittle Associates are CDM Coordinators for the project.
- 7.3 It is anticipated that there will be no significant increase in revenue costs for energy etc at the school as a result of this scheme

## 8.0 LEGAL IMPLICATIONS

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

## 9.0 EQUALITIES IMPLICATIONS

- 9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

(a) Yes and impact review can be found via the following link:

<http://www.wirral.gov.uk/my-services/community-and-living/equality-diversity-cohesion/equality-impact-assessments/eias-2010/children-young-people>

## 10.0 CARBON REDUCTION IMPLICATIONS

- 10.1 A number of energy saving improvements are being introduced to this listed building, such as: solar panels to be installed at roof level, new high efficiency radiators, improved heating circulation, new boilers and full window refurbishments. Carbon usage implications will be significantly less than the current building configuration, although cost estimates are not currently available.

## **11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

11.1 Listed Building Consent required. This was granted on 3/2/12 ref: LBC/11/01474

11.2 Planning Approval required. This was granted on 3/2/11 ref: APP/11/01478

11.3 Rationalisation and refurbishment of schools allow the most vulnerable accommodation to be removed and other security improvements carried out to ensure the site is safe and secure.

## **12.0 RECOMMENDATION/S**

12.1 That the Scheme and Estimate, as presented, be accepted.

12.2 That the College be authorised to seek tenders for the project.

12.3 That the College be authorised to obtain all necessary statutory approvals for the project.

## **13.0 REASON/S FOR RECOMMENDATION/S**

13.1 At its meeting on 17<sup>th</sup> March 2011 (minute 361 refers), Cabinet approved an allocation of £700,000 for the refurbishment of Outwood House, in line with the Council's responsibilities for ensuring Basic Need of pupil places is met. Cabinet also approved that the purchase of the Christian Brothers House (Outwood House) by the Edmund Rice Trust be supported. The proposed scheme is intended to improve and upgrade the facilities at St Anselm's College for existing and future pupils.

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## **APPENDICES**

Floor Plans

## **REFERENCE MATERIAL**

No background information was used for the drafting of this report.

## **SUBJECT HISTORY (last 3 years)**

<b>Council Meeting</b>	<b>Date</b>
<b>Cabinet</b>	<b>17 March 2011</b>