

# WIRRAL COUNCIL

## CABINET

21 JUNE 2012

<b>SUBJECT:</b>	<b>CYPD CAPITAL PROGRAMME 2012/13</b>
<b>WARD/S AFFECTED:</b>	<b>ALL</b>
<b>REPORT OF:</b>	<b>ACTING DIRECTOR OF CHILDREN'S SERVICES</b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b>CLLR TONY SMITH</b>
<b>KEY DECISION?</b>	<b>YES</b>

### 1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to present Cabinet with a proposed CYPD Capital programme for 2012/13 including supporting information on priority schemes. The report also gives members an update on schemes included in the 2011/12 Capital programme.

There are a wide range of projects identified in the Capital programme and these will promote a number of the Council's corporate priorities helping children achieve their full potential, creating more jobs in the local area and creating a clean, pleasant, safe and sustainable environment.

Many of the proposed schemes will increase the efficiency of premises due to energy savings improvements. Schemes have been included in the programme which will ensure health and safety legislative compliance.

1.2 The report does not contain any exempt information.

### 2.0 BACKGROUND AND KEY ISSUES

2.1 In drawing up the Capital Programme for 2012/13, the department has continued to follow similar strategies in previous years for enhancing premises, improving student learning environments, community accessibility, 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 enable a full range of curriculum activities.
- (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 Strategic Asset Review, particularly in the co-location of services, extended schools services,

early years childcare 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.

## **2.2 Wirral Resources 2012/13**

DfE allocations for 2012/13 announced in December 2011 were included in the Council's overall programme approved by Council on 1<sup>st</sup> March.

The main allocation for Capital maintenance has been given to the LA as a single capital grant and not as specific targeted expenditure. None of the allocations are supported borrowing.

- i) LA Capital Allocation This comprises of three funding streams (1) Capital Maintenance allocation of £3,728,680 to meet the needs of Local Authority maintained schools and is the main source of funding for medium and large value projects (2) Voluntary Aided Capital Maintenance of £1,422,000 for similar needs in Aided schools and (3) A Basic Need allocation of £1,436,375 intended for new schools places for all school categories including Academies.
- ii) Devolved Formula Capital (DFC) This is a grant which is devolved to schools for smaller capital works generally in excess of £2,000. A total of £717,828 will be shared between Wirral's maintained schools and £280,083 between Aided schools. The following formula is applied to each school on the basis of a lump sum of £4,000 and additional allocations of £11.25 per primary pupil, £16.88 per secondary pupil and £33.75 for a pupil at a PRU or attending a special school.

A typical Primary School with 300 pupils will receive in the region of £7,400 and a Secondary School with 1,000 pupils receives £21,000.

Academies will receive Capital maintenance and Devolved Formula Capital directly from the DfE via the Education Funding Agency.

## **2.3 Progress of 2011/12 Capital Schemes**

Primary Capital Programme (PCP) is a £12,053,348 Capital grant (2008-11) funding projects linked to the Primary Places Review:

- Park Primary was successfully completed at the end of March 2011 and staff and pupils have now spent a year in their new accommodation. Some minor building issues have occurred within the defects period but on the whole the school is offering very high quality learning and play facilities to pupils, staff and the local community. Defect liability period has recently ended and an on-going schedule to address minor items is being followed.
- Cathcart Street Primary School received an allocation of £370,000 from PCP in addition to £1.5m from the Council's Capital budget. This has been a complex project requiring extensive refurbishment which was completed with the school in-situ. Classrooms were handed back to the school in phases and this process

was completed in September 2011. The new satellite Children's Centre has recently been handed over with staff and activities being moved to the new location shortly from the nearby former St Laurence's school building. External works are almost complete. There is a requirement for a further £100,000 from PCP to meet security, IT and unforeseen building issues during the project, this amount is affordable within PCP resources.

- Pensby Primary School is a new build Primary school which will be co-located on the same site as Stanley Special School. Whilst there has been some delay due to problems with utility service connections, the handover of the building was achieved on 2 May 2012 with pupils and staff using the building on 3 May 2012. Phase 2 of the project (Stanley School) will commence upon demolition of the current Primary school building. A provisional contract sum is being held for this phase and the design team will be working very closely with the contractor, Wates to ensure this phase is kept within budget.

A financial risk has developed with this project in respect of scheme delays and an issue with the total electrical capacity of the site. This is currently being investigated. The potential additional cost to the project could be in the region of £300k. This can not be met from within the existing programme. Should this risk be realised provision would have to be met from future capital allocations.

There are good levels of Merseyside and Wirral residents employed on this scheme. The target of new job opportunities has been exceeded by 100%. In addition 15 trainees have been recruited by Wates and are receiving training through Wirral Met College. Three Wirral based companies have been employed on phase 1 and it is hoped this will increase in phase 2.

- Other notable schemes were successfully completed this year at Gayton Primary (entrance, offices, toilets, learning base), Townfield Primary (hearing support base and link corridor to replace mobile accommodation) and Woodchurch High (former Technology Block refurbishment).

#### Birkenhead High Girls Academy

This is an £11.7m scheme to remodel and refurbish the school. The scheme commenced in February 2011 and is progressing well, although enabling and demolition works have uncovered excessive amounts of asbestos and dry rot, which has had an impact on both the progress of the work and the financial resources. Negotiations are continuing with the contractor (Willmott Dixon) and Partnerships for Schools to ensure that the scheme remains within the maximum target cost. The refurbished sixth form block and large areas of the Primary school have been handed back after extensive refurbishment and have been well received by pupils and staff.

#### University Academy of Birkenhead

A grant of £768,000 has been awarded by Partnership for Schools to the University Academy of Birkenhead for I.C.T improvements. These are likely to include local network equipment, server equipment, audio visual equipment and telephony. Work is expected to take place during the summer months.

### Co-location Scheme

The Co-location Project, which sought to establish local office bases from which Multi Disciplinary Team staff could deliver preventative services from, is now largely complete. A total of eight bases have been created by refurbishing previously unused space predominantly on School and Children's Centre sites. The majority of staff have now moved to these offices, although it is acknowledged that the size and composition of the staff group will change over time as each local communities needs are better understood.

### Large School-Based Schemes

There were a number of schemes with the 2011/12 programme which required a significant amount of architectural design and planning, schemes at Woodlands Primary, Overchurch Infants, Pensby High School, Mosslands are all on site and due for completion in 2012/13. There are no anticipated financial issues or delays with these schemes. The mobile classroom replacement scheme at St Georges Primary is progressing and following senior management changes at the school, designs have been modified to allow more flexible teaching spaces, an assembly hall and PE space which meets current size recommendations to be proposed, which will also enhance the security of the building. Additional funding may be required from future Capital Programmes along with contributions from the school budget. A scheme and estimate report for this project will shortly be presented to Cabinet.

### Medium/Lower Value School-Based Schemes

A significant amount of smaller schemes were completed in 2011/12, mainly during the school holidays, when access to classrooms, toilets, playgrounds and general refurbishments etc was easier. Security, roofing and other areas of work have been completed during term time where it has been possible to undertake the works in safety.

### Feasibility Studies

A total of seven feasibility studies were planned in 2011-12. Three of these feature in this years programme (Somerville, Hoylake Holy Trinity and Egremont). Limited work has taken place at the three Special Schools, Foxfield has been delayed due to the PFI application and smaller scale works are planned at Claremount and Meadowside. The final feasibility study at Woodchurch Road will commence shortly, this has been delayed due to staff sickness.

## **2.4 2012-13 New Schemes**

### (i) Somerville Primary School - £1,000,000

This is the largest new scheme in the programme and will remove a total of 6 poor quality mobile classrooms and re-provide accommodation within the main school building. The scheme will also address circulation problems and an inadequate school hall and resource space. Due to the limited availability of capital resources this project will be phased over two years. Initial architectural designs indicate the total scheme cost being in the region of £1,800,000.

### (ii) Hoylake Holy Trinity - £700,000

This scheme will provide additional / re-modelled classrooms providing extra space within the school. The proposed works will be phased over a number of years. The first phase will allow enabling works to take place during the summer holiday to meet

the school places demand in September 2012. Phase 2 will build one additional classroom and will refurbish and re-configure existing classrooms with costs being met from this year's allocation. Should further works be required, these will be considered in future years.

(iii) Our Lady and St Edwards - £300,000

The project is funded from Basic Need Allocations. It is a requirement in the Birkenhead area following the Primary Place review. The scheme will provide a library and learning resource space in addition to small group rooms.

(iv) Pensby High Federation - £250,000

This project will refurbish the 6<sup>th</sup> Form accommodation and complete the administration consolidation following the federation of the two schools. The project will complete the phased admin and 6<sup>th</sup> Form works and commence the re- fenestration of the schools.

(v) Medium / Lower Value Works - £1,935,000

A total of 40 schemes at 35 locations have been identified in this year's programme which will address Condition elements of school buildings. This work will include; roof, window and toilet replacements, internal refurbishment, fire alarm installations, security works, heating and ventilation schemes. Following the reduction in Schools Devolved Formula Capital it is necessary for the Capital Programme to fund a greater proportion of these works. Building Officers have determined priorities using DfE Condition assessments. An appendix is attached to this report showing the draft schemes and anticipated costs.

(vi) Feasibility Studies and Design Development - £50,000

Feasibility studies and design development are to be instructed for future schemes at a number of schools; these have been identified at Wirral Hospital School, Thingwall Primary, Woodslee Primary, Town Lane and Gayton Primary. These schemes have arisen due to increases in pupil numbers and the suitability of current teaching accommodation.

(vii) Unallocated Contingency - £180,055

2.5 Wirral Youth Zone £200,000

This Council funding will be used to continue to explore the feasibility of developing a Wirral Youth Zone in Birkenhead. This would be an iconic, modern state of the art centre for young people. There are currently two options to consider for the development:

- Option A, to build Wirral Youth Zone on the land donated by Merseyside Fire and Rescue Service, land currently occupied by Charing Cross Methodist Church and lying between Bright Street, the Youth Zone would include facilities and activities detailed above for young people in Wirral. The estimated size of the plot is 7,100 square metres.
- Option B, to build Wirral Youth Zone only on the land donated by Merseyside Fire and Rescue Service to include facilities and activities detailed above for young people in Wirral. The estimated size of the plot is 4,000 square metres.

## 2.6 Family Support Schemes £100,000

This allocation provides funding to help maintain long term placements of Looked After Children in sustainable family settings. It helps to promote permanence, removes accommodation barriers and may help prevent placements breaking down.

## 2.7 Future Investment

### (i) Priority Building Programme

The CYP department submitted three priority building renewal programme bids to the Department for Education (DfE) in response to an invitation to bid, based upon Condition and Suitability data. These bids were for Foxfield Special School, Ridgeway High School and Bedford Drive Primary School. Information supplied has been assessed and visits to the three sites have been made by DfE representatives. However, decisions on which schools across the country have been accepted into the programme have not yet been made. Cabinet will be informed of the outcome. Should the bids be successful, a detailed affordability assessment will be made as the schemes if successful, would be funded through a Private Finance Initiative (PFI).

### (ii) City Learning Centres

City Learning Centres (CLC's) use equipment at the cutting edge of emerging technology to provide enhanced ICT based learning for pupils across the whole curriculum. They are based on sites at Hilbre, Wallasey and Ridgeway High Schools but benefit all local schools in the area. Annual Capital funding for these centres has now ended and the future of this resource is currently being reviewed. In any continuing form the facilities will require investment which would need to be included in future programmes.

## 3.0 **RELEVANT RISKS**

3.1 Future year's Capital allocations have still to be confirmed. The report therefore only commits projects, or phases of projects, within the confirmed resources for 2012/13.

3.2 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 rules to secure contractors.

## 4.0 **OTHER OPTIONS CONSIDERED**

4.1 Capital allocations have only been made after careful consideration of Asset Management information, school capacity information, feasibility studies and consultations with headteachers and their governing bodies. Schools devolved capital budgets are also used wherever possible to supplement funding.

## 5.0 **CONSULTATION**

5.1 Depending on the project, designs are often developed in consultation with stakeholders including headteachers, staff, pupils, parent/carers and governing bodies.

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

6.1 Premises on school sites are frequently open to voluntary, community and faith organisations.

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

7.1 The capital programme for CYPD in 2012/13 totals £21.5m. The proposed schemes described in the report will be funded from within existing resources. Monthly 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 submitted for approved by Cabinet.

7.2 IT requirements are identified at the project planning stage and ITS is involved were necessary to provide expert advice and support. Many of the larger projects in schools will require some upgrade of IT systems.

7.3 Resources will be drawn form other Council departments such as Law, HR and Asset Management to provide technical support of the projects. In some cases external partners may be used to provide advice where this cannot be delivered in-house. In general the Capital programme will be managed from existing resources from within the CYP department.

7.4 All CYP department assets are considered for inclusion within the Capital programme depending on the departments' priorities for building condition, suitability, sufficiency and service delivery.

## **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 will be published on the web site, hyperlink below.

<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 Low energy electrical fittings, heating controls, new boiler systems, 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. The scheme at Pensby/Stanley will be achieving BREEAM very good, and has exceptional environmental and ecology features.

10.2 Contractors are required to submit their recycling policies as part of their contract documentation.

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

11.1 Planning permissions will be sought where necessary. The majority of the projects will be on existing school sites. The potential sites for the Wirral Youth Zone lie at the edge of Birkenhead Town Centre, in an area shown as a Primarily Commercial Area on the Unitary Development Plan for Wirral.

## **12.0 RECOMMENDATION/S**

12.1 That the proposed schemes within the Capital programme for 2012/13 are approved.

12.2 That individual schemes be the subject of scheme and estimate reports, where applicable.

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

13.1 The report provided sets out a proposed programme of works in 2012/13 for consideration and approval by Cabinet

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## **APPENDICES**

Capital Programme Chart 2012-13

## **REFERENCE MATERIAL**

DfE Local Authority Capital Allocations December 2011

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

<b>Council Meeting</b>	<b>Date</b>
Cabinet	1 <sup>st</sup> March 2012
Cabinet	8 <sup>th</sup> December 2011
Cabinet	3 November 2011
Cabinet	17 March 2011
Cabinet	22 July 2010
Cabinet	28 May 2009