

**MOBILE REPLACEMENT AND CLASSROOM EXTENSION FOR GREENLEAS
PRIMARY SCHOOL - SCHEME AND ESTIMATE REPORT**

EXECUTIVE SUMMARY

This report proposes a scheme and estimate to replace single temporary mobile accommodation with a permanent classroom and to undertake a range of internal alterations in order to improve both the general teaching accommodation and welfare facilities at Greenleas Primary School, Wallasey. The project forms part of the previously approved 2008/09 CYPD Capital Programme. It is recommended that the scheme and estimate be approved and that officers be instructed accordingly.

1.0 Background

- 1.1 The school occupies a fairly restricted suburban site in Green Lane, Wallasey. Whilst the existing building is generally well maintained and has previously undergone received minor alterations, there is a requirement to replace a poor quality mobile classroom with a permanent build and to extend four general classrooms to provide classrooms which meet DCSF Building Bulletin 99 guidelines. The scheme also includes the construction of new girl's toilets, fully accessible toilet and hygiene facilities meeting DDA requirements and to provide a caretakers/store room.
- 1.2 This report seeks approval for the proposed works, the mobile replacement and extension to classroom bases, accessible toilet, girl's toilet and caretaker's room/storage facility.

2.0 Proposals

- 2.1 The scheme addresses the above issues, and it is proposed that the following steps are undertaken:
 - 1) Replacement of the current temporary mobile classroom accommodation by constructing a new classroom adjoining the main school building which meets the requirements of Building Bulletin 99.
 - 2) Extend four existing classrooms which are undersized at between 35 sq metres and 43 sq metres and under this scheme will be increased to 52 sq metres and 63 sq metres and will then meet the requirements of Building Bulletin 99.
 - 3) Provide additional girl's toilets in line with DCSF guidance and provide a fully accessible toilet and hygiene facility for those pupils who have physical and/or medical requirements.
 - 4) Construct new caretakers/storage facility.
- 2.2 The proposed scheme will include provision to extend the current heating system, upgrading works to electrical supply, fire alarm and security system.

2.3 Replacement of the mobile classroom and enlarging the existing classrooms will not increase the schools Net Capacity or increase the indicated admission number.

3.0 Financial implications

3.1 The Department of Technical Services will provide all Professional Services. The Director of Technical Services in accordance with the Construction (Design and Management) Regulations will carry out the role of CDM Coordinator.

3.2 It is anticipated that the scheme will go out as a single stage selective competitive tender during Spring 2009 and the selected contractor will commence work on site in May/June 2009 with completion by September 2009. It is intended that the removal of the mobile will take place during the 2009 summer holidays to minimize the impact on the school.

3.3	The Estimate for this work is set out below:	£
	Building costs	347,800.00
	Departmental Charges including:	
	Professional Fees	
	Clerk of Works Salary	
	CDM Coordinator	
	Planning and building regulation fees	52,170.00
	Total	£399,970.00

3.4	The scheme will be funded from the following:	£	
	DCSF Modernisation	2008/09	250,000
	DCSF Modernisation	2009/10	80,000
	<i>(Subject to Cabinet approval)</i>		
	School Access Initiative	2008/09	50,000
	Devolved Formula Capital	2009/10	20,000
	Total		£400,000

4.0 Staffing Implications

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

4.2 The Corporate Procurement Support Unit has been consulted and is 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 staffing implications for the school within the proposals during or following completion.

5.0 Equal Opportunities Implications

5.1 There are no implications in this report for equal opportunities, including women, ethnic minorities or the elderly.

- 5.2 Access will be provided for children and adults with disabilities to all areas of this building.
- 5.3 The new building will also comply with current recommendations on design for people with hearing and visual impairment.

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 prevention 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 DETR/DCSF 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. Greenleas School is within a Primarily Residential Area in the Council’s adopted Unitary Development Plan and small-scale non-residential development is subject to Policy HS15.

9.0 Anti-Poverty Implications

- 9.1 The scheme will provide new and improved facilities, which will assist in raising standards for all children including any disadvantaged pupils living within this area of the Borough.

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 Greenleas Primary School is in the Wallasey 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 Technical Services Department.

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

13.0 RECOMMENDATIONS

That

- (1) the Scheme and Estimate, as presented, be accepted;
- (2) the Director of Technical Services be authorised to seek tenders for the project; and
- (3) the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.

Howard Cooper
Director of Children's Services