

WIRRAL COUNCIL

CABINET – 23RD JULY 2009

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

PRACTICAL COOKING SPACES SCHEME AND ESTIMATE REPORT FOR ST ANSELM'S COLLEGE AND UPDATE ON PROGRAMME

EXECUTIVE SUMMARY

This report updates members on the progress of the DCSF initiative to establish practical cooking spaces in four secondary schools to support the introduction of compulsory Food Technology at Key Stage 3. As the schemes are valued greater than £250,000 Cabinet approval is required. It is recommended that the scheme and estimate for one of the projects at St Anselm's College be approved from details contained within this report and that officers be instructed accordingly and that the progress of the other projects be noted.

1.0 Background

- 1.1 In January 2008, the Secretary of State announced that learning to cook a range of simple, nutritious meals from basic ingredients should be a compulsory entitlement for every 11-14 year old in a maintained school from September 2011. To deliver this DCSF intend to make food technology compulsory in Key Stage 3 from this date.
- 1.2 DCSF invited bids from authorities to fund works in schools which had no existing food technology facilities (including practical kitchens) and no access to facilities at other establishments. Four secondary schools were identified from asset management records not to be able to meet this new requirement; these were: Wirral Grammar School for Boys, Calday Grammar School, St Anselm's College and Kilgarth School, and this position was subsequently confirmed by each school.
- 1.3 The LA bid was successful for all four schools and the DCSF have allocated a total amount of £1,245,000 which includes the VAT element for St Anselm's due to it being an Aided School; this equates an average £300,000 per school to create either new build facilities or to reconfigure existing space within the school to deliver this specialist curriculum activity, although the spend at each site will vary according to the scope of the works required to deliver this curriculum requirement.

2.0 **Practical Cooking Spaces – Project Proposals**

- 2.1 Wirral Grammar School for Boys - The proposed scheme will require the relocation of the extensive changing room provision from within the main school to a new extension in the Leverhulme Sports Hall. This will allow the vacated space of around 180m² to be used to create two cookery teaching spaces plus preparation area. The area created will meet the requirements as set out in Building Bulletin (BB) 81. As a Foundation School, the school in conjunction with its architects are finalising the project details, with a scheme and estimate report expected to be presented to

Cabinet later in the year. This work will build on recent investment to remove all mobile accommodation from the school, funded through a successful LA Targeted Capital bid.

- 2.2 Calday Grammar School - The revised proposal involves the redevelopment of a separate teaching block, which is currently allocated to Sixth Form Teaching. Two classrooms will be linked and redeveloped to create a state-of-the-art teaching facility for cooking, meeting the requirements of BB81. The scheme will require the redevelopment of space within the main school in order to relocate the Sixth Form teaching spaces which will be lost as a result of the redevelopment project. This is an exciting project however, due to financial constraints, the original proposal of new build for cooking has not been possible. The school is currently working with the architect to finalise the project plans and a full estimate of costs will be presented to Cabinet in due course. We anticipate the project will exceed £250,000 but will fall within the £300,000 allocated to Calday. The project will be put to tender and, together with the approved contractor, it will be managed by the school and its architect, as a Foundation School project.
- 2.2 Kilgarth School – A more modest scheme is being undertaken at this school due to the number of pupils at the school and the availability of teaching space. However, an exciting development of an existing space has been drawn up by Facilities Management Project Officers which will allow pupils to develop the required skills to meet DCSF’s Key Stage 3 targets. This scheme does not exceed £250,000 and will be authorised under delegated authority.
- 2.3 St Anselm’s College – This scheme is a very exciting new-build within the grounds of the existing school. Due to anticipated inclusion of St Anselm’s within the Building Schools for the Future (BSF) programme internal adaptations were not appropriate. The following paragraphs explain this scheme in more detail.

3.0 St Anselm’s College Project Outline

- 3.1 The scheme provides a dedicated food technology and multi-functional teaching space within a new purpose built single storey structure. The siting of this structure utilises an underused section of the school site which offers direct connection to the current school dining space. This has the potential not only to create a pleasant external environment, but provides a visible link between the growing and cooking of healthy foods and the link between the existing dining space, creating a “Food Hub”. This project is seen as an exemplar design for environmentally sensitive design and construction. It is also a location which will complement the future main Building Schools for the Future redevelopment.
- 3.2 The building is a clear expression of the internal function; the food technology space is naturally lit through large north lights that externally provide a dynamism and balance to the building form (the roof in this section will appear to have been “tilted”). This feature will also aid in the energy efficiency of the building by reducing the reliance on artificial light.
- 3.3 Using simple structural principles, the building aims to be as efficient as possible, using lightweight blocks and super insulation provide exceptional thermal resistance. Under floor heating and the use of heat recovery will also aid the efficiency and economic operation of the building, with external heat gain minimised by shading the windows to the south side of the building.

- 3.4 Natural ventilation will be used throughout the building with the orientation of opening windows facilitating air flow. The mechanical plant will be exposed within the food room which will provide both an efficient solution but also an educational focus.
- 3.5 Externally, the building has been designed to work with existing trees and shrubs, including a prominent oak tree. The proposed food growing areas are supplemented by existing edible vegetation adding a new dimension to the learning experience. Gabion walls and timber decking will provide the basis of an environmentally sensitive landscape design. Biodiversity will be encouraged around the setting of the building. The environmental features are seen as both essential for Governments' carbon reduction targets but will provide invaluable teaching tools.
- 3.6 It is acknowledged that the design of this "eco" building could be enhanced further but, current financial constraints will mean that these will have to be introduced at a later date e.g. sedum roof, solar panels and rainwater harvesting.

4.0 Financial Implications

- 4.1 It is proposed that the St Anselm's scheme will be procured as a single stage tender selective competitive tender during August 2009 and the selected contractor will commence work on site in September 2009 with completion anticipated April 2010.
- 4.2 All Professional Services for the scheme have been procured by the schools governing body and are being provided by Studio Three Architects, under contract to the school, as an Aided school.
- 4.3 The estimate for the proposed work is set out below:

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|---|----------------------------|
| Building costs & finishes | £ 172,760.00 |
| Mechanical Installation | £ 33,000.00 |
| Electrical Installation | £ 31,000.00 |
| Services & external works | £ 32,400.00 |
| Provisional sum & contingencies | £ 50,000.00 |
| SUB TOTAL | <u>£ 319,160.00</u> |
| Architectural fees including: - | |
| Professional Fees, Clerk Of Works Salary, | |
| CDM Coordinator, Site Surveys, Building Regulation Fees | |
| and Planning Fees | £ 61,185.00 |
| Furniture, Fittings & Equipment | £ 20,000.00 |
| TOTAL | <u>£400,345.00</u> |

- 4.4 Funding for the proposed scheme will be met from DCSF
Capital funding for Practical Cooking Spaces. **£400,345.00**

- 4.5 Whilst an indicative allocation of £300,000 per school (+ VAT in Aided Schools) has been given, Authorities have been given the flexibility to retain any savings made for example on procurement savings. It is anticipated that by using the Council's

Schedule of Rates contracts at Kilgarth School, there will be additional funding for other identified projects, such as the above scheme at St Anselm's College.

5.0 Staffing Implications

5.1 There are no staffing implications for the school within the proposals during or following completion arising from this report. The required CYPD support to this project will be provided by existing staff.

6.0 Equal Opportunities Implications

6.1 Access will be provided for children and adults with disabilities to all areas of the proposed works.

6.2 There are no specific implications in this report for equal opportunities specifically in relation to women, ethnic minorities, or the elderly.

7.0 Community Safety Implications

7.1 The design of this project will take into account best practice to reduce the risk of crime.

7.2 There is an existing CCTV system in place.

8.0 Local Agenda 21 Implications

8.1 The 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.

8.2 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."

8.3 Low energy electrical fittings together with an intelligent lighting system, solar water heating, 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.

8.4 All timber used will be from sustainable sources as by regulated by the FSC (Forestry Stewardship Council) or equivalent.

8.5 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.

8.6 A "Site Waste Management Plan" will be incorporated in line with recent statutory requirements.

9.0 Planning Implications

9.1 Planning permission and building regulations approval will be required for this scheme, and applications will be submitted by the Architect on behalf of the school.

10.0 Anti-Poverty Implications

10.1 There are none arising directly from this report.

11.0 Social Inclusion Implications

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

12.0 Local Member Support Implications

12.1 St Anselm's College is in the Claughton Ward, Wirral Grammar Boys is in the Clatterbridge Ward, Calday Grammar School is in the Royden Ward and Kilgarth School is in the Birkenhead Ward.

13.0 Background Papers

13.1 A number of sketch plans are attached, outlining the proposed scheme layout.

RECOMMENDATIONS

That

- (1) The Scheme and Estimate for St Anselm's College as presented be approved.
- (2) Approval be given for St Anselm's College 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 a future Overview and Scrutiny Committee.
- (3) The appointed Architect in consultation with the nominated person from CYPD be authorised to obtain all necessary statutory approvals for the scheme.
- 4) The progress of the DCSF Initiative for Practical Cooking Spaces is noted.

Howard Cooper
Director of Children's Services