

# APPENDIX B

## Fairfield Primary School – Building Developments

1. In late 2014 the Council submitted bids to central government to rebuild several primary schools and a further high school under the Government's Priority Schools Building Programme (PSBP2). This followed our successful applications under PSBP1 where we were successful in obtaining support to rebuild four primary schools (Holden Clough, Broadbottom, Silver Springs and Flowery Field).
2. In 2015 the Government announced the schemes it was prepared to support. Unfortunately in Tameside's case this amounted to the rebuilding of just two blocks – the Kitchen and Dining Block at Hollingworth Primary and the Kitchen and Dining Block at Fairfield Primary School. Both are structures built in the early 1950s as temporary buildings. Both are constructed with single-glazed metal windows, single thickness brickwork and both are way beyond the end of their useful lives.
3. Under the PSBP arrangements the work is generally procured directly by the ESFA in batches of schools across multiple local authority areas. The ESFA decided to procure the replacement kitchen at Hollingworth itself but wanted to pass the responsibility for procuring the replacement block at Fairfield to the Council – what is termed local delivery.
4. Very little happened for over a year as nothing could be progressed until the ESFA contacted the council and it was not until late April 2016 that the “kick off” meeting took place between the council and the ESFA for the Fairfield scheme.
5. The procurement of the replacement kitchen and dining block is not straightforward. There are numerous ESFA procedures that must be met which do not sit easily with the way Tameside traditionally procured its buildings. A lengthy and detailed options appraisal had to be carried out looking at four different options. A Memorandum of Understanding had to be signed between the parties and an initial design process entered into.
6. Several meetings took place with the ESFA and their architectural advisers along with the head teacher at the school to look at the various options.
7. Running in parallel with these discussions with the ESFA the school had made it clear to the council that it had a significant sum of money available that it wished to put towards an extension at the front of the school. This extension would provide, the school hoped, new visitor and reception facilities including a secure entrance, meeting room, general office and offices for the senior management team. This would release spaces currently used for admin to create SEN/small group teaching areas.
8. It was felt sensible in terms of obtaining value for money that the extension works funded by the school be incorporated into the rebuild of the kitchen and dining room. This would also give the added benefit of creating a new link corridor to the new dining room. Currently the pupils had access the dining block by walking across the playground.
9. Towards the end of 2016 there was a further meeting between the school, the Council and the ESFA and its architectural advisers. The impression was given by the ESFA architects that we may wish to look further at the project. The school has a number of accommodation shortfalls. Might these be addressed better by not building a dining hall – but by building a new school hall with kitchen attached?

10. This opened some exciting prospects. The school is a traditionally built construction with classrooms around a central hall in the style of a typical Victorian and Edwardian school. The main school hall is very under-sized and as it also acts as the only circulation route to the classrooms its usable area is again further reduced. To make matters worse all of the classrooms radiating from it are small. The hall is further restricted by housing the school's library. There are no separate small group/1:1 teaching areas other than the corridors.
11. If we could build a school hall (rather than a dining hall) then the existing hall could be used to extend classroom teaching areas, create small group rooms, library and curriculum storage areas. Indeed the vast majority of the school's accommodation problems could be addressed.
12. Tameside's building advisers and the school then spent some considerable time looking at how this new plan could be taken forward.
13. A further meeting took place with the ESFA and their advisers on 1 August 2017. The ESFA made clear at that meeting that whatever we thought had been said about the creation of a new school hall the ESFA was only prepared to fund a replacement dining hall. This came as rather a disappointment as expectations had been raised with the school which had to be scaled back.
14. Further discussions took place between the Council and the school where consideration was given to what would be the best scenario for the school's future. Given that we are unlikely to obtain any further significant funding for the school from the ESFA (the dining and kitchen block replacement was being estimated at around the £800,000 mark) it seemed a waste not to go further and build a school hall which would over time allow the school to address all of its building deficiencies.
15. To build a new school hall and kitchen was estimated to cost in the region of £1.1 million. Putting aside the likely contribution from the ESFA for the dining hall and kitchen (which would never cover 100% of the build costs) there looks to be something between £420,000 and £500,000 shortfall in funding.
16. Discussions have taken place again between the school and the Council. The Governors remain committed to the long-term building development programme and have reluctantly accepted that they will need to contribute upwards of £250,000 for the school hall project to be carried out – there will need to be a similar contribution from the Council. Any works for additional admin areas will require further funding by the school. The redesign of the existing hall will also need to be funded by the school. The school is also under-provided with toilets and additional facilities will need to be included in the new-build – again funded by the school.
17. After a rather convoluted and lengthy process all parties are now committed to the principle of building a kitchen and new school hall, link corridor and a reduced amount of new admin space.
18. The next stage in the next few weeks is to commence the ground surveys, agree final designs and costs.
19. If the unspent balances are removed the scheme will not be able to proceed as the school's contribution cannot be replaced by the Council or the ESFA.
20. The project represents a once in a lifetime opportunity for us to address all of the school's accommodation deficiencies. The Forum needs to be clear that the delays in getting the scheme started lie with the Council rather than the school. These delays are a result of all parties wanting to achieve value for money and a one-off long-term building solution.

21. The replacement kitchen at Hollingworth and the work at Fairfield will be procured directly by the ESFA is still in the planning stages. Demolition of the (now condemned) block at Hollingworth is scheduled for the New Year but final designs for the new building and costs are not yet available even though the Hollingworth procurement started before Fairfield.
22. Further to a meeting with ESFA 30/1/18 at the school, they are looking to start building it this autumn so should be done wholly within the 2018-19 financial year. It'll be the best part of £1million so will need big contributions from TMBC and the School. Final figures hope to be firmed up in the next month.