

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	15 March 2021
Executive Member:	Councillor Leanne Feeley – Executive Member (Lifelong Learning, Equalities, Culture and Heritage) Councillor Oliver Ryan – Executive Member (Finance and Growth)
Reporting Officer:	Tim Bowman – Assistant Director Education Paul Smith – Assistant Director Strategic Property
Subject:	EDUCATION CAPITAL PROGRAMME
Report Summary:	This report advises members of the Panel with an overview and updated position with the Council's Education Capital Programme and seeks approval of the recommendations as set out in the report.
Recommendations:	<p>RECOMMEND TO EXECUTIVE CABINET to APPROVE:</p> <ul style="list-style-type: none"> (i) Proposed changes to the Education Capital Programme, Basic Need Funding Schemes Appendix 1, Special Provision Fund and Healthy Pupils' Capital Fund as outlined in Appendix 2A and 2B and School Condition Allocation Funding Schemes Appendix 3. (ii) The allocation of an additional £49,000 from Basic Need to cover the additional costs at Discovery Academy and Birch Lane as described in paragraph 4.25 (iii) To re-profile the budget for the works to provide a secure entrance at Denton St Anne's into 2021/22 as described in paragraph 6.8 (iv) The allocation of an additional £11,657 for additional emergency works at Russell Scott Primary School already incurred, (paragraph 6.15) (v) Accept the Sport England Award of £75,000 by the deadline of 31 March 2021 subject to the conditions detailed in paragraphs 6.16 and 6.17. (vi) The allocation of a further £50,000 of 2021/22 School Condition Grant funding towards the two schemes at Gee Cross Holy Trinity (paragraph 6.18) (vii) The allocation of £11,058.04 from currently unallocated School Condition Grant funding in respect of safety works to glass balustrades at three primary schools (paragraph 6.19) (viii) To set aside £300,000 of 2021/22 School Condition Grant for replacement boilers at Gorse Hall, Hurst Knoll CE and Audenshaw Primary Schools noting that if successful, some costs will be reimbursed from the decarbonisation scheme (paragraph 6.30) (ix) The allocation of £29,000 in respect of surveys of CLASP and other system built schools' fire compartmentalisation (paragraph 6.31) (x) The allocation of a high level estimate of £35,000 to remove a life-expired mobile unit at Arlies Primary School in summer 2021 (paragraph 6.33)

- (xi) The allocation of £30,000 of 2021/22 School Condition Grant for further stock condition surveys (paragraph 6.34)
- (xii) The allocation of £40,000 of 2021/22 School Condition Grant for asbestos management works (paragraph 6.35)
- (xiii) The allocation of £5,000 of 2021/22 School Condition Grant for structural engineers' fees (paragraph 6.436)

Corporate Plan:

The proposals contained in this report will support the delivery of the Corporate Plan.

Financial Implications:

(Authorised by the statutory Section 151 Officer & Chief Finance Officer)

Capital Investment in Education requires careful prioritisation of limited resources, particularly in respect of School Condition works. Any cost pressures arising because of Covid-19 or other factors will increase the resources needed to deliver the approved programme. Whilst the Education Capital Programme is fully grant funded, any cost increases will reduce the level of already scarce resources available for other priority schemes.

Basic Need Grant - The Council has £12,010,447 of Basic Need available to spend in 2020/21. This is a balance of unspent grant from previous years- the council did not receive any allocation in 2020/21. Notification has been received of an additional allocation of £12,231,816 for 2021/22.

Appendix 1 of this report identifies that grant has been earmarked for schemes in 2020/21 totalling £11,377,500, which have previously been reported to Strategic Planning and Capital Monitoring Panel and are included on the Council's capital programme. It also details re-profiling requests (as per the period 10 capital monitoring report) and proposed changes of £49,000. There is a balance of unallocated Basic Need funding shown in 2.6 of £583,947 and plans are being developed with schools to utilise these funds to provide additional capacity requirements.

School Condition Grant - The council has £2,941,924 of School Condition funding available to be spent during the 2020/21 financial year, to improve and maintain the school estate. **Appendix 3** identifies that grant has been earmarked for schemes totalling £2,483,000, which have previously been reported to Strategic Planning and Capital Monitoring Panel and are included in the Council's capital programme. **Appendix 3** identifies proposed changes of £22,717 bringing the total value of earmarked schemes to £2,505,717. There is a balance of unallocated School Condition funding shown in 2.12 of £436,207. We are awaiting confirmation of the 2021/22 allocation. Approval of condition within the recommendations for 2021/22 is subject to adequate funding being provided and if this is not the case, the recommendations will need to be re-visited.

A detailed review of all earmarked schemes in 2020/21 continues to be undertaken and it is anticipated that resource will be identified from other earmarked schemes where costs are expected to be less than budgeted. The allocation of 2020/21 School Condition funding should be spent within the financial year to which it relates to otherwise there is a risk that the amount will need to be returned to government.

Sport England has approved a grant of £75,000 to support a £250,000 project at Russell Scott school for a Floodlit MUGA (Multi Use Games Area) on site. The funding for this needs to be addressed.

Appendix 5 attached to the report shows the list of approved major capital schemes within the Education directorate capital programme along with budget monitoring completed as at period 10. Milestones have been included for large Basic Need schemes to reflect the progress of the project.

Legal Implications:

(Authorised by the Borough Solicitor)

The Council has a statutory duty to ensure that there are sufficient school places for the children in the area. This duty is funded from a variety of funding streams.

This report provides a high-level overview of the council's plan to meet its statutory duty and to provide a progress report on a number of particular projects.

In addition, this report is seeking a recommendation to endorse the changes to the education capital programme. Members need to be content that this programme delivers the statutory duty and does so in a way that represents good value for the Council. Members also need to be satisfied that the management of these projects is even more robust than usual given the added risks posed by Covid both in terms of delivery and costs.

The Strategic Planning and Monitoring Panel has no powers to make capital decisions, which are the remit of the executive or executive member, or a change in the capital programme – remit of Council. Whilst high-level sums of funding are being committed detailed reports will be required to actually progress the projects setting out specific funding, what is being delivered and when. As this is a high-level report it is not seeking decisions in relation to the specific projects which will still be subject to their own due diligence, governance and decision making. It is clear robust project management is required including the need to programme decision making where required. This includes basic gateways of allocating funding and sign off the final project before execution of contracts to ensure that still represents value for money.

Risk Management:

That the risks highlighted in Section 8 of the report are noted. The Council has a statutory duty under Section 14 of the Education Act 1996, to secure sufficient and suitable places for pupils in primary and secondary schools in its area. Failure to deliver sufficient school capacity places the Council in breach of its statutory duties.

Background Information:

The background papers relating to this report can be inspected by contacting Paul Smith Assistant Director Strategic Property



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1. INTRODUCTION

- 1.1. This report provides an update on the latest position with the Council's Education Capital Programme and seeks recommendation for approval of various proposals in line with Council priorities.
- 1.2. The Council's powers to provide and maintain educational facilities are set out in the Education Act 1996. The Council also has a statutory duty under Section 14 of the Education Act 1996, to secure sufficient and suitable places for pupils in primary and secondary schools in its area.
- 1.3. The government allocates funding for school buildings under a number of categories and these are described in Section 2 of this report.
- 1.4. Strategic Planning and Capital Monitoring Panel (SPCMP) is requested to note the content of the report and to make recommendations to Executive Cabinet in respect of the proposed allocation of funding.

2. FUNDING AND FINANCIAL POSITION

- 2.1. The government allocates ring-fenced capital grant funding for school buildings under the following main categories:

Basic Need Funding

- 2.2. Basic Need Funding is allocated to each local authority to create new places in schools.
- 2.3. On 5 October 2017, the Government announced that the 2019/20 allocation of Basic Need Funding for Tameside Council would be £4,842,699.
- 2.4. On 29 May 2018, the Government announced the 2020/21 allocation of Basic Need Funding. Tameside Council received no further allocation.
- 2.5. On 15 April 2020, the Government announced the 2021/22 allocation of Basic Need Funding. Following discussion with the DfE over aspects of the formula and its application to Tameside, an allocation of £12,231,816 was announced.
- 2.6. The table below sets out the amount of Basic Need Funding held by the Council, previously allocated which is available to spend in 2020/21:

Basic Need Funding	Amount £
Basic need funding available in 2020/21	12,010,447
Approved Schemes	11,377,500
Proposed Changes	49,000
Unallocated as at January 2021	583,947

- 2.7. The balance of the Basic Need funding is profiled to be spent during the 2020/21 and 2021/22 financial years in order to provide the required additional school places.

School Condition Grant Funding

- 2.8. This grant is allocated for the maintenance of school buildings. The funding is part formulaic (based on pupil numbers) and part reflecting recent condition surveys conducted by the Education and Skills Funding Agency (ESFA). The 2019/20 School Condition Allocation was £1,153,000.

- 2.9. On 15 April 2020 the Government announced School Condition Allocations for 2020/21 and Tameside was awarded £1,168,720.
- 2.10. On 29 June 2020, the Government announced additional funding to address school condition. Tameside's share of a national £560 million is £542,775.
- 2.11. At the time of writing this report, the Government has not issued funding allocations for School Condition Grant for 2021/22. It is expected that a similar amount to the initial 2020/21 allocation of £1.169 million will be received but this has not yet been confirmed.
- 2.12. The table below sets out the amount of School Condition Allocation available to spend in 2020/21. Full details of existing and proposed schemes are set out in **Appendix 2**.

School Condition Allocation (School Condition Grant) Funding	Amount £
School Condition Grant funding available in 2020/21	2,941,924
Earmarked Schemes for 2020/21	2,483,000
Proposed Changes	22,717
Unallocated as at January 2021	436,207

- 2.13. The Schools Forum agreed a contribution protocol for schools condition works that was implemented from 1 October 2020. The protocol asks for a contribution towards all school condition schemes. The contributions are £10,000 for primary schools and £25,000 for secondary schools. This will ensure that the limited School Condition Funding received from central government can be maximised.

Devolved Formula Capital (DFC) Funding

- 2.14. Devolved Formula Capital is direct funding for individual schools to maintain their buildings and fund small-scale capital projects. It is calculated on a formulaic basis, using the school census data set and schools make their own arrangements for works to be undertaken. DFC funding for Tameside schools in 2020/21 was announced on 15 April 2020 and is £330,429 for Maintained Local Authority and £181,688 for Voluntary Aided schools.

Section 106 Developer Contributions

- 2.15. Additional income intended to contribute towards the provision of additional school places is sometimes provided by developers as part of the planning conditions for new housing developments. These are known as Section 106 agreements. When housing estates are completed the payments become due and the Council is in receipt of several payments which have not as yet, been formally allocated to specific schemes.
- 2.16. Strategic Planning and Capital Monitoring Panel at its meeting in November 2019 agreed to allocate £453,168 and this was agreed at Executive Cabinet in December 2019. A further £491,007 was allocated by Panel and subsequently endorsed by Executive Cabinet at the meetings in March 2020.

Special Provision Fund

- 2.17. The Special Provision Fund allocations support local authorities to make capital investments in provision for pupils with special educational needs and disabilities. Local authorities can invest in new places and improvements to facilities for pupils with education, health and care (EHC) plans in mainstream and special schools, nurseries, colleges and other provision. The funding is not ring-fenced or time-bound, so local authorities can make the best decisions for their areas

- 2.18. Tameside MBC was allocated £211,254 for each of the three financial years 2018/19, 2019/20 and 2020/21. In addition, the Council received further allocations of £147,386 in May 2019 and a further £294,773 in December 2019. In total £1,075,921 has been allocated to Tameside at the time of this report

3. PROGRAMME UPDATE - CORONAVIRUS AND THE HEALTH EMERGENCY

- 3.1. COVID-19 and the resultant lockdown caused some delays to the Education Capital Programme. The Construction industry is also suffering from a shortage of materials and rapidly increasing costs of some materials, such as steel.
- 3.2. The requirement to ensure social distancing and the safety of construction workers, school staff and pupils remains paramount. Discussions will continue with all stakeholders to review ways of working. Where this will affect costs further updates will be reported to Panel and where required the necessary governance will be followed to address any costs uplifts and approved by Cabinet a required or otherwise where urgent through Board and then by Executive/Key Decision depending on the value of the change and nature of the risks.

4. BASIC NEED FUNDED SCHEMES 2020/21 AND BEYOND

- 4.1. **Appendix 1** provides a financial update with details of current Basic Need funded projects, including proposed changes to scheme funding.
- 4.2. The current focus of the Council's Basic Need programme is to complete the two remaining schemes at primary schools and create additional places in secondary and special schools where forecasts have indicated a need.
- 4.3. Schemes that have already been approved by the Panel and Executive Cabinet are continuing. The following paragraphs update the Panel on the position with these works.
- 4.4. **Aldwyn – RAG STATUS: RED** – Delays to original programme. This scheme increases capacity at Aldwyn School from a 45-pupil intake to 60. There have been significant and ongoing delays to the project for a number of reasons described in previous reports.
- 4.5. Three temporary modular classrooms have been provided at Aldwyn to accommodate additional pupils, the first from September 2017, pending a start on the permanent extension.
- 4.6. Revised costs for the basic need scheme were agreed by Panel in July 2020. Condition issues with the roof at Aldwyn (which also covers the Hawthorns School located in the same building but which is a separate academy school) have led to a broadening of the contract scope. A request for an additional £320,000 of condition funding, based on a LEP estimate, was approved at Cabinet 2 November 2020. The fully costed price was subsequently £407,942.88 including the work at Hawthorns. The Academy Trust for Hawthorns has agreed to contribute £88,000 as their portion of the additional roofing costs. Other condition issues raised by the school(s) led to the undertaking of a condition survey to ascertain the additional scope of any further condition works to be included in the contract scope. The surveyors' final report has indicated a number of issues but these are in the majority standard maintenance issues that the schools would be expected to resolve with their devolved condition funding. Further details are shown in paragraph 6.21 under condition schemes below. The decision to enter into contract for the extension and roof work was taken 25 February 2021 and further details shall be provided in the next SPCM report.
- 4.7. **St John's CE Dukinfield – RAG Status: RED – Delays to original programme** – The scheme provides a two-classroom extension and ancillary accommodation, increasing the school's intake from 30 to 45 throughout. This follows on from previous alterations to

increase the numbers in KS1. Agreement was reached with the school to reconfigure the use of the existing facilities to accommodate additional pupils from September 2018 and then over the summer 2019 a two-classroom mobile was placed on the site until a permanent extension can be constructed.

- 4.8. Panel agreed costs totalling £1,343,000 for the scheme at its September 2019 meeting.
- 4.9. Since then further project delivery challenges have emerged, in part connected with the COVID-19 pandemic and the associated additional procurement risks. These risks potentially include extended delivery times, increased costs due to social distancing working during construction and the availability/cost of materials. An Executive Decision Notice was approved on 16 September 2020. Contract completion has now been achieved with a view to commence with site establishment in March 2021 and to complete works in December 2021.
- 4.10. **Alder Community High School – RAG Status: AMBER** – The works increase pupil intake from 155 to 180 and were procured through Pyramid Schools, a PFI Special Purpose Vehicle (SPV). Significant internal alterations were carried out over summer 2018 to enable the first year of additional pupils to be suitably accommodated. Over summer 2019 the SPV provided a stand-alone four-classroom modular block. Over the summer 2020 the SPV provided an external dining pod and canopy to provide additional catering capacity.
- 4.11. The final phase of the works in 2021 aims to connect the new block directly to the main school building via a new covered link, alteration works to improve the security at the main entrance and improvement works to the paths to the rear of the school. The costs and programme are being finalised with the intention that they will remain within budget estimates already approved.
- 4.12. A number of commercial issues are currently being worked through between the Council and Pyramid's contract management company Albany to reflect recent changes within the contractual documentation. Specifically, these are: Deed of Variation (DoV) relating to completed and planned phases of the works, replacement PCG/Collateral Warranties following the collapse of Interserve and a lease to cover the Alder High School site. Guarantor documentation, the land boundary and leases have been requested by the lenders.

Hyde Community College – RAG Status: COMPLETED ON SITE – The scheme increases the school's intake from 210 to 240 and is being overseen by Amber Infrastructure, a PFI Special Purpose Vehicle. Work on the internal alterations commenced in August 2018 with the bulk completed by October 2018. It was reported to July 2020 Panel that phase 2 of the works was to provide an additional five teaching spaces including two science laboratories located at the rear of the school site. These works were completed in December 2020 and the school took possession of the new units at the commencement of term in January 2021.

- 4.13. The four-classroom temporary block is due to be removed after February half term.
- 4.14. The school has requested permission to retain the first, two-classroom mobile for use as additional SEND provision – the Council have agreed to retain the units until the Summer 2021 to assist with social distancing requirements under Covid. However, the School has indicated that they would like to keep the units. A price of £63,000 has been obtained from the supplier to purchase the unit would will be more cost-effective than continuing to hire the unit in the longer term. Discussions are ongoing with the school to see if they wish to meet the purchase price.
- 4.15. **Audenshaw School – RAG Status: AMBER – Time Constraints due to Access.** – Discussions have taken place with Audenshaw School to carry out internal remodelling so

the school could offer additional places from September 2020. The school previously operated a sixth form and some works took place over summer 2020 in this area. Further remodelling of this area is proposed to create additional classrooms. Additional specialist science laboratory and food technology space is also required, by converting existing space. A budget envelope of £1,300,000 for the scheme has been previously approved.

- 4.16. Following stakeholder discussions, a design has been agreed to improve the sixth form block with additional works to create additional science provision. Due to social distancing requirements of Covid 19 the School is unwilling to release the work areas for the required continues 9 weeks to carry out the main school science rooms and additional sixth form works. Officers are working with the school to agree access so the programme and scope of works can be determined.
- 4.17. **All Saints High School - RAG status GREEN** – Additional school places are available from September 2021 and the capital scheme focusses on improvement works to sports and other facilities to support the additional places. The works will be overseen by the Shrewsbury Diocese. At this stage the school is considering its priorities and once these are agreed a grant agreement will be put in place. Panel has previously agreed a high-level budget of £2m.
- 4.18. **St Thomas More – RAG status GREEN** – Additional school places are available from September 2021 and improvement works to sports and dining facilities in support of the additional places are currently under discussion with the school and Shrewsbury Diocese. Further reports will be brought when the scheme scope, costs and programme are known.
- 4.19. **Cromwell School – RAG status GREEN** – Early phases of work to create sixth form provision at Cromwell were completed over summer 2020. The final phase involves further expansion into areas of the school currently used by Rayner Stephens academy school which is co-located with Cromwell. Discussions over lease heads of terms are on going with Rayner Stephens to agree access to a further room and toilets. Once this has been agreed works can be scoped and programmed with a view to completion in time for September 2021.
- 4.20. **Rayner Stephens Academy – RAG status GREEN** – Additional school places are available from September 2021 and a feasibility study to identify improvement works to science and dining facilities in support of the additional places is currently under development. A transfer to a new academy trust was completed in December 2020 and the new trust is reviewing its plans given the additional requirements of Cromwell School (see above). Once the feasibility study is complete, final budget will need to be agreed and it is envisaged that a grant agreement will be made with the new trust that will take forward the actual works.
- 4.21. **Discovery Academy/Birch Lane – RAG Status AMBERE –Additional Cost–** Tameside Music Service and the Schools Library Service were displaced from their previous accommodation to facilitate the creation of sixth form provision for Cromwell Special School and Key Stage 1 SEMH provision at Thomas Ashton. As part of those projects, Panel, as confirmed by Executive Cabinet, agreed to allocate £100,000 in order for the services to be able to continue to provide their service from Birch Lane. The necessary adaptations to the building included creating larger spaces for ensembles and small music teaching groups by remodelling the internal space. The work will be carried out by the LEP through a TAS contract and the tendered cost is £148,142. Panel is asked to recommend to Executive Cabinet the allocation of an additional £49,000 from Basic Need to cover these additional costs.
- 4.22. Increase in Special School Places for Children at Hawthorns Primary School. As agreed at the previous meeting an options review is underway for the provision of additional places. Further reports will be made in due course.

5. SPECIAL PROVISION FUND & HEALTHY PUPILS CAPITAL FUND

- 5.1. **Appendix 2A** provides a financial summary for the Special Provision Fund.
- 5.2. **Appendix 2B** provides a financial summary for the Healthy Pupils' Capital Fund.

6. SCHOOL CONDITION CONDITION GRANT SCHEMES

- 6.1. **Appendix 3** provides a financial update with details of current School Condition Allocation funded projects, including proposed changes to scheme funding.
- 6.2. In order to develop an informed asset management plan for schools that remain under the Council's responsibility an independent surveyor was appointed to carry out condition surveys of existing school premises. The intention is to create a transparent and targeted schedule of works required to school buildings.
- 6.3. The budget available is insufficient to meet the demands placed upon it and the surveyors were asked to identify priorities of the works required within each school and across the portfolio of schools.
- 6.4. In addition to the works identified in the condition survey there are other calls on the School Condition Allocation budget. This is the only central source of grant money to spend on schools (other than Basic Need which is purely to create new school places). It has been custom and practice to address health and safety items and support disabled access by using the School Condition Allocation funding.
- 6.5. Reactive school condition issues are covered by the allocation of £150,000 of the School Condition Allocation as an in-year contingency against any urgent works that could arise.
- 6.6. The following paragraphs describes those schemes with significant variations from the original estimates or updates the Panel on progress on schemes already within the programme.
- 6.7. The complete roof replacement at **Livingstone Primary School** and the two phases of work totalling £414,170 were practically completed on schedule over Christmas 2020.
- 6.8. **St Anne's Primary School, Denton** is one of two primary schools with a public entrance that affords insufficient secure protection for pupils and staff. The current entrance opens directly into a vestibule from which the main hall, a classroom and the school office are adjacent. The school has already paid for the architectural development of a scheme and planning permission has now been granted. The school is to contribute 50% of the costs of the scheme and the Council allocated £150,000 as a contribution to the scheme at its March 2020 meeting. The architects are currently tendering the works. A start on site (subject to satisfactory tenders within budget) is not now likely in 2020/21 and it is recommended to re-profile this budget into 2021/22.
- 6.9. **Victorian lath and plaster ceilings.** Eight of Tameside's primary schools are the traditional Victorian/Edwardian construction with very tall ceilings. Over the years, to increase heat and acoustic efficiency, suspended ceilings were installed which hide the original tall ceilings. Over summer 2020 a large piece of the lath and plaster ceiling at one primary school detached itself from the structure falling through the suspended ceiling. The school was empty at the time but it was felt appropriate to appoint surveyors to investigate areas of similar construction in other schools for peace of mind. These inspections took place during October half term at a cost of £10,123, which was charged to the contingency budget because of the urgency.

- 6.10. The surveyors' reports indicated that **urgent works were required to ceilings** at Broadbottom CE, Audenshaw Primary School and Hollingworth Primary School. Additionally less urgent remedial works are needed at Fairfield Primary School, Milton St John's, Gee Cross Holy Trinity and Livingstone Primary. Only St Anne's Denton was given a clean bill of health.
- 6.11. Costs were obtained to carry out large-scale stabilisation of the central core of **Broadbottom CE School** including the main hall, library and an adjacent classroom. Because of the urgency outlined by the surveyors a decision was taken to carry out the works over the Christmas shut-down period using funding from unspent contingency and a contribution from the school in line with the school condition protocol agreed by Schools Forum (outline in paragraph 2.13). The cost for the work was £45,892.43 and the works were completed on 8 January 2021. One class of pupils would have been required to be taught remotely over the first week of term but in the event Covid regulations meant this was the case for the majority of the school anyway.
- 6.12. Detailed site investigations at **Hollingworth and Audenshaw Primary schools** took place with school staff and the contractor in the week before Christmas after the end of term. Costs have now been received: Hollingworth £28,558.84 and Audenshaw Primary £35,379.82.
- 6.13. Costs and programme for the remaining less urgent schools will be obtained and reported to a future meeting. It is likely these works will be carried out over summer 2021 – or earlier depending on budget availability and Covid restrictions.
- 6.14. **Russell Scott Primary School.** An appraisal of building condition and associated options informed by technical information provided by MAC Architects has been prepared and assessed and an options report has been prepared.
- 6.15. Pending the outcome of the options appraisal, Panel approved £246,000 for emergency works to the fabric of the existing school. Additional costs continue to be incurred particularly to fire protection, roofing, mechanical and electrical systems. At the time of writing this report £246,831 has been expended and further works of £10,826 have been carried out leaving a budget overspend of £11,657.00. Panel is asked to recommend to Executive Cabinet that this amount is vired from unallocated School Condition Grant.
- 6.16. Russell Scott Primary School, with the support of the Council, has aspirations to develop its sport and recreational facilities to support curriculum development and provide a base for community use in the locality. In 2018 the school, in partnership with the Council, submitted a bid to Sports England's Community Asset Fund for the development of a Multi-Use Games Area at the school with a total estimated cost of £0.250m. On the 27 March 2018 the Council received an award offer letter from Sport England (attached as appendix 4). A funding offer of £75,000 has been made to the Council subject to the Council accepting the terms and conditions of the award which includes a requirement for the school to match-fund the project with a contribution of £175,000.
- 6.17. Any award offer made by Sport England is time-limited and needs to be accepted by the recipient within one month of receiving the offer. Because of the pandemic, Sport England has confirmed that it has introduced flexibility into the awards process which means that the Council now has until the 31 March 2021 to accept the offer of grant. It is proposed therefore that the Council accepts the award offer from Sport England. However, it should be noted that the Council will not progress the scheme or attempt to draw down funds unless confirmation is received from the school that it has funds to satisfy the match funding requirement, that a suitable location is found on the existing school site and that planning permission for the development is obtained.
- 6.18. **Gee Cross Holy Trinity** – Two schemes. Improved security fencing to the rear of the site has recently been granted planning permission and is shortly to be tendered. Works to repair

the roof, gable end and address water penetration and mould problems in the adjacent classroom are also shortly to go out to tender. The works required to the gable end are now looking to be greater than first thought and it is suggested Panel recommends to Executive Cabinet the allocation of a further £50,000 from 2021/22 School Condition Allocation pending return of tenders.

- 6.19. **Glass balustrades.** Panel has previously approved a high level budget estimate of £10,000 to carry out remedial works to ensure the safety of glass balustrade systems at three primary schools. There are significant areas of glass balustrading at Ravensfield and Lyndhurst Primary Schools and a much smaller area at Gee Cross Holy Trinity. Surveys of the installations were carried out costing £763.98. Subsequently costs have been received to replace significant sections of the installations totalling £20,294.06 giving a total cost of £21,058.04 including the original survey. Panel is requested to recommend to Executive Cabinet the additional allocation of £11,060 from unallocated School Condition Grant funding.
- 6.20. **Stalyhill Infant roof.** Panel has previously allocated £220,000 to this scheme. Tender returns are currently awaited and should they be returned within the budget estimate a start on the scheme is expected before Easter 2021.
- 6.21. **Aldwyn and Hawthorns Primary Schools – roof works.** As previously reported the roof at this building which houses both schools with some shared areas is in need of major repair and replacement. Executive Cabinet has previously agreed to use £320,000 of unallocated School Condition Grant funding to address the Aldwyn portion. Hawthorns School is an academy and the academy Trust has indicated its willingness to contribute £88,000 for their portion of the works which total £407,942.88 including fees.
- 6.22. **Holden Clough Primary School** in Ashton is a new school constructed directly by the DfE under the Priority School Rebuilding Programme (PSBP1) and opened in 2015. Recently the school has been experiencing significant water ingress through the roof. The main contractor was Carillion although the school is in fact of a modular construction, built off-site by Caledonian Modular and assembled on site. Collateral warranties were in place on completion of the school and work is underway to ensure that the school can obtain the repairs it requires at no charge to the Council given what is clearly defective workmanship from the original construction. Further reports will be made to future meetings on progress.
- 6.23. **Broadbottom CE.** Work to enhance the heating efficiency were carried out over summer and the remaining aspect is to increase the gas supply. These works are scheduled to take place at February half term. Budget has previously been approved.

Development of schemes for 2021/2022

- 6.24. Using the new building condition surveys as the starting point a number of urgent works now need to be addressed. Before obtaining tenders for the works each scheme needs to be professionally surveyed and a specification developed against which contractors can submit tenders.
- 6.25. It is already clear that the list of priority works identified in the condition surveys will far exceed the likely budget. It will be necessary to phase some of the larger schemes over two or more financial years. The following details the works identified and proposes to defer some schemes on the basis of the surveyors' recommendations as to which schemes are the most urgent. Members should however be aware of the developing pressures on the school condition budget, which inevitably will lead to an increasing backlog in the maintenance programme.
- 6.26. **Electrical re-wires.** Design costs to draw up specifications against which to tender the required rewires at Fairfield and Arlies Primary School were agreed by Panel at its last meeting. It is estimated that the costs for carrying out the rewires will be of the order of £560,000 in total but a report prioritising the main works will be brought to a future meeting

when costs are more certain. It is likely that the works will have to be phased over more than one financial year.

- 6.27. Further **electrical rewiring** work is indicated at **Micklehurst** and **Broadbent Fold schools** but this is not as urgent. It is proposed to revisit these schemes next financial year for consideration of works to take place in summer 2022 or beyond.
- 6.28. **Roofing works.** A survey of Broadbent Fold Primary School roof has shown major problems. Tenders are to be sought shortly and it is likely that the scheme will cost in the order of £300,000 and need to be tackled over two financial years. The roof is in about eight clearly delineated separate areas so this approach will not cause particular problems. The condition surveys have flagged up several other roofs in need of major repair or replacement. The largest of the schemes is at Denton Corrie where the nursery, infant and junior school roofs are all recommended for complete replacement. At Oakdale School roof problems have been evident since the school was built and continue to be an issue. Smaller roofing projects include roof replacements at the Gorse Hall and Greswell nursery unit blocks, localised repairs and redesign of aspects of the roof at Hollingworth Primary, and localised roof and coping stone repairs at Fairfield Primary. It is recommended that estimates are obtained to carry out the works. These works will need to be phased over two or three future years.
- 6.29. **Milton St John's CE Primary Mossley.** This Primary school has very poor security in that visitors must walk through the playground to reach the main entrance. An outline scheme to create alternative and more secure access arrangements has been developed. It is proposed to develop the scheme to tender stage and this is currently estimated at £15,000. The likely cost of the works will be in the region of £230,000.

Decarbonisation

- 6.30. As part of the Council's policy to reduce carbon emissions two boiler replacement schemes at Gorse Hall and Hurst Knoll Primary Schools were selected for further examination. Should the schemes meet the requirements of the decarbonisation programme it is possible that grant funding may be attracted towards the costs. Additionally the boiler at Audenshaw Primary was found to be in need of replacement – unfortunately too late to be included in the decarbonisation bid. Further reports will be brought to future meetings. If the schemes are unable to fall within the decarbonisation programme the boilers at these three schools require replacement and detailed specifications will be required, the costs having to be met from the school condition allowance funding. These boilers will need to be replaced in summer 2021 and it is proposed to set aside £100,000 for each from the 2021/22 budget. Should grant funding be made available from the decarbonisation fund the balance would be returned to the unallocated School Condition Grant. A decision on whether the decarbonisation project will fund the schemes is due, but at the time of writing this report had still not been received.

CLASP Buildings and fire compartmentalisation

- 6.31. Following a recent fire risk assessment at Stalyhill Infant school concerns have been raised regarding the lack of fire-compartmentalisation in system-built schools such as those built under the CLASP scheme. There are a number of system-built schools across the property portfolio and it is felt prudent to carry out detailed surveys of fire compartmentalisation at the following schools built between 1960 and 1980:

Micklehurst CE Primary	1960
Corrie Primary	1964
Arlies	1966
Gorse Hall	1968
Stalyhill Juniors	1968
Buckton Vale	1970
Hurst Knoll CE Primary	1971
Greswell Primary	1972
St John's CE Primary	1972
Broadbent Fold	1973

Millbrook	1974
Stalyhill Infants	1980

6.32. The cost of these surveys will be £29,000 and Panel is asked to recommend to Executive Cabinet that £29,000 be allocated from the 2021/22 budget.

6.33. **Arlies Primary School** – an old double classroom mobile is surplus to requirements following the departure of the final bulge class at the end of summer term 2021. The unit was condemned two years ago as being at the end of its serviceable life and works took place to extend its life until the final large year group leaves in summer 2021. Panel is asked to recommend to Executive Cabinet a high level estimate of £35,000 to remove the unit and make good the playground on which it stands. Detailed costings have been requested from the LEP and a further report on actual costs will be brought to a future meeting.

Stock condition surveys

6.34. In order to keep the stock condition surveys up to date and relevant it is proposed to carry out resurveys of 20% of the schools every year so that all schools will have been resurveyed over a five year period. It is proposed to set aside £30,000 from the 2020-21 School Condition Grant budget for this purpose.

Asbestos Surveys

6.35. Although the bulk of the asbestos survey work is now completed it would be prudent to set aside £40,000 from the 2021/22 budget for any urgent works that arise during the course of the year.

Structural Engineer's advice

6.36. From time to time the advice of the Council's structural engineer is required. It is suggested £5,000 be set aside from 2021/22 budget to cover his fees.

6.38 Summary

Existing condition schemes

Scheme	Fixed Prices	Budget already approved	Additional approvals required	Comments
St Anne's Primary entrance		150,000	Awaiting tenders	Re-profile to 21-22
Lath and plaster ceilings surveys	10,123.00			Paid for from contingency
Broadbottom ceiling works	45,892.43			Paid for from contingency and school contribution
Hollingworth ceiling works	28,558.84			Use remaining 20-21 contingency
Russell Scott Emergency works	257,657.00	246,000.00	11,657.00	Unallocated School Condition Grant
Gee Cross HT fence and gable end		83,000.00	Awaiting tenders	
Glass balustrades survey and works	21,058.04	10,000.00	11,060	Unallocated School Condition Grant
Stalyhill Infant roof		220,000.00	Awaiting tenders	

Aldwyn & Hawthorns roof	407,943.00	320,000.00		£88,000 from Hawthorns Trust
Whitebridge & Elmbridge H&S		50,000.00		Paid for from contingency

New condition schemes

Scheme	Fixed Prices	Estimated Prices	Additional approvals required	Comments
Audenshaw ceiling works	35,379.82		35,379.82	Use 21-22 School Condition Grant
Fairfield ceiling		70,000.00	70,000.00	12 classrooms
Milton St John's ceiling		5,000.00	5,000.00	
GXHT ceiling		50,000.00	50,000.00	
Livingstone ceiling		5,000.00	5,000.00	
Fairfield rewire design costs	10,613.87			
Fairfield rewire works		260,000.00	260,000.00	
Arlies rewire design costs	9,980.85			
Arlies rewire		260,000.00	0	Defer to 2022
Arlies mobile demolition		35,000.00	35,000.00	
Micklehurst rewire				Defer to 2022
Broadbent Fold rewire				Defer to 2022
GXHT Gable end			50,000.00	More realistic estimate given wider scope of works required – awaiting tender
Corrie roofs				Defer to 2022
Oakdale roofs				Defer to 2022
Gorse Hall Nursery roof				Defer to 2022
Greswell Nursery roof				Defer to 2022
Hollingworth roof design costs		5,000.00	5,000.00	
Fairfield roof				Defer to 2022
Broadbent Fold roof		300,000.00	150,000.00	£150,000 in each of 2021-22 and 2022-23
Milton St John's entrance – design		15,000.00	15,000.00	Design costs
Milton St John's entrance works				Defer to 2022
Hurst Knoll boiler		100,000.00	100,000.00	In decarbonisation bid
Gorse Hall boiler		100,000.00	100,000.00	In decarbonisation bid
Audenshaw boiler		100,000.00	100,000.00	
Fire compartmentalisation	28,922.10		28,922.10	

surveys				
Asbestos surveys/removal	40,000.00		40,000.00	
Stock condition surveys	30,000.00		30,000.00	
Russell Scott further emergency works			50,000.00	
Structural Engineer	5,000.00		5,000.00	
Contingency	150,000.00		150,000.00	
			1,284,301.92	

- 6.39 The 2021/22 Programme outlined above relies on a variety of assumptions. Fixed costs for many of the schemes are not yet available and high-level estimates have been included. Most importantly, although there is an expectation that around £1.169 million School Condition Grant will be allocated by central government, no announcement has yet been made. Once the announcement is made a report will be produced to Cabinet or a key decision to prioritise the schemes depending on the level of School Condition Grant received and grant the ability to vire amounts between the schemes shown above, as well as between contingency and the remaining unallocated School Condition Grant from previous years within the total School Condition Grant available. Any virements made by Cabinet to be reported to the next Panel meeting.

7. REVIEW OF 2020/21

- 7.1 The last 12 months has been most difficult given the various lockdowns, furlough and general level of uncertainty. It is perhaps timely to reflect that in these difficult times the achievement of:-

- Additional accommodation at:-
 - Alder (dining pod and canopy)
 - Audenshaw High (phase 1 sixth form alterations)
 - Cromwell (creation of sixth form phase 1)
 - Hyde High School (five-classroom science block).
- Works to improve the building fabric at various schools.
- Fire alarm systems were replaced at five schools,
- Emergency repairs took place to failed boilers at three schools
- The heating system was extended and improved at Broadbottom CE
- Roofs at Buckton Vale and Livingstone (the latter the entire roof) were repaired or replaced.
- A brand new school hall and kitchen came on stream at Fairfield Primary School.
- Carbon monoxide detection installed at the Heys.
- Further asbestos removal took place at twelve schools.
- A variety of health and safety issues such as failing lath and plaster ceilings, defective fire compartmentalisation and the integrity of glass balustrade systems were identified and addressed.

Much remains to be done, both on the schools estate and in the continuous improvement of delivery, but the Council's day to day work to keep schools operating safely continued despite the additional pressures of Covid.

8. PROCUREMENT AND ADDED VALUE

- 8.1. In accordance with Council policy and contractual arrangements all capital projects should be procured through the Tameside Investment Partnership/LEP except alterations to PFI schools are procured through the PFI contracts. Capital projects at Voluntary Aided schools are generally procured directly by the relevant governing body and diocese as they own the buildings and/or have separate governance arrangements.

- 8.2. In addition to a fixed price and scope being provided, the LEP has a responsibility to confirm to the Council that value for money is being delivered, either through tendering or benchmarking using independent review on the larger projects. The LEP has also committed to delivering added value in the form of using local supply chains and providing apprenticeships and work experience opportunities.

9. RISK MANAGEMENT

- 9.1 The specific risks and mitigation plans, associated with each of the projects, have been identified in the main section of the report.
- 9.2 Inflation in the building industry is also a more significant risk than previously experienced and larger schemes will be most affected. Early scoping and pricing of the works will mitigate against this and enable projects to be delivered in a timely and cost-effective manner.
- 9.3 The COVID-19 virus and its wider effects on society and the way we can work continues to present a significant challenge. Social distancing guidelines for example will affect the way works can be carried out and generally will mean that schemes will by necessity take longer to build than originally envisaged.

10 RECOMMENDATIONS

- 10.1 As set out at the front of the report.

APPENDIX 1

Basic Need Funding Schemes - Financial Update

The table below provides details of Basic Need funded projects, previously approved, including requirements for slippage and additional funding.

Basic Need Schemes	2020/21 Current Approved Budget Allocation £	Re-profiling at P10 £	Revised 2020/21 Budget (Post Slippage) £	2021/22 Current Approved Budget Allocation £	2021/22 Budget (Subject to Slippage Approval) £	Total Scheme Approved Budget £
Alder High School	558,000	(358,000)	200,000	500,000	858,000	1,058,000
All Saints High School	50,000	(50,000)	0	1,940,000	1,990,000	1,990,000
Audenshaw High School	250,000	0	250,000	1,022,000	1,022,000	1,272,000
Aldwyn Primary School	2,716,000	(2,696,000)	20,000	0	2,696,000	2,716,000
Denton Community College	335,000	(275,000)	60,000	0	275,000	335,000
Rayner Stephens Academy	100,000	0	100,000	373,000	373,000	473,000
Cromwell High School	100,000	0	100,000	0	0	100,000
Discovery Academy	150,000	0	150,000	0	0	150,000
Hawthorns Primary Academy	380,000	(311,000)	69,000	0	311,000	380,000
Hyde Community College	1,525,000	0	1,525,000	0	0	1,525,000
Mossley Hollins	32,500	0	32,500	0	0	32,500
Secondary School Improvements	35,000	0	35,000	0	0	35,000
St Johns CE Dukinfield	579,000	(400,000)	179,000	632,000	1,032,000	1,211,000
St Thomas Moore	100,000	(100,000)	0	0	100,000	100,000
Total Approved Funding	6,910,500	(4,190,000)	2,720,500	4,467,000	8,657,000	11,377,500

Basic Need Schemes	2020/21 Revised Budget £	Proposed Changes January 2021 £	Total 2020/21 Budget £
Alder High School	200,000		200,000
All Saints High School	0		0
Audenshaw High School	250,000		250,000
Aldwyn Primary School	20,000		20,000
Denton Community College	60,000		60,000
Rayner Stephens Academy	100,000		100,000
Cromwell High School	100,000		100,000
Discovery Academy	150,000	49,000	199,000
Hawthorns Primary Academy	69,000		69,000
Hyde Community College	1,525,000		1,525,000
Secondary School Improvements	35,000		35,000
St Johns CE Dukinfield	179,000		179,000
St Thomas Moore	0		0
Mossley Hollins	32,500		32,500
Approved Funding	2,720,500		2,769,500
Unallocated Funding	632,947	(49,000)	583,947
Total Funding	3,353,477		3,353,447

APPENDIX 2A

Special Provision Fund

Special Provision Schemes	2020/21 Current Approved Budget Allocation	Re-profiling at P10	Revised 2020/21 Budget (Post Slippage)	2021/22 Current Approved Budget Allocation	2021/22 Budget (Subject to Slippage Approval)	Total Scheme Approved Budget
	£	£	£	£	£	£
Cromwell School	50,000	0	50,000	505,000	505,000	555,000
Hawthorns Primary	181,000	0	181,000	0	0	181,000
	231,000	0	231,000	505,000	505,000	736,000

APPENDIX 2B

Healthy Pupils' Capital Fund (HPCF)

Special Provision Schemes	2020/21 Current Approved Budget Allocation	Re-profiling at P10	Revised 2020/21 Budget (Post Slippage)	2021/22 Current Approved Budget Allocation	2021/22 Budget (Subject to Slippage Approval)	Total Scheme Approved Budget
	£	£	£	£	£	£
St Thomas More	134,000	0	134,000	0	0	134,000
	134,000	0	134,000	0	0	134,000

APPENDIX 3

School Condition Allocation Schemes - Financial Update

The table below provides details of all current School Condition Allocation funded projects, including requirements for additional funding.

School Condition Schemes	2020/21 Current Approved Budget Allocation	Re-profiling at P10	Revised 2020/21 Budget (Post Slippage)	2021/22 Current Approved Budget Allocation	2021/22 Budget (Subject to Slippage Approval)	Total Scheme Approved Budget
	£	£	£	£	£	£
Aldwyn Primary School	320,000	0	320,000	0	0	320,000
Arlies Primary	33,000	(23,000)	10,000	0	23,000	33,000
Audenshaw Primary	10,000	0	10,000	0	0	10,000
Broadbottom Primary	94,000	0	94,000	0	0	94,000
Buckton Vale Primary	50,000	0	50,000	0	0	50,000
Corrie Primary	17,000	0	17,000	0	0	17,000
Fairfield Road Primary	91,000	0	91,000	0	0	91,000
Gorse Hall Primary	9,000	0	9,000	0	0	9,000
Holy Trinity Gee Cross Primary	83,000	(50,000)	33,000	0	50,000	83,000
Livingstone Primary	414,000	0	414,000	0	0	414,000
Lyndhurst Primary	13,000	(13,000)	0	0	13,000	13,000
Millbrook Primary	137,000	0	137,000	0	0	137,000
Milton St Johns Primary	18,000	0	18,000	0	0	18,000
Ravensfield Primary	3,000	0	3,000	0	0	3,000
Russell Scott Primary	246,000	0	246,000	0	0	246,000
St Anne's Denton	150,000	(141,000)	9,000	0	141,000	150,000
St Johns CE Dukinfield	21,000	0	21,000	0	0	21,000
Stalyhill Infants	220,000	(110,000)	110,000	0	110,000	220,000
The Heys Primary	29,000	0	29,000	0	0	29,000
Asbestos Survey	88,000	0	88,000	0	0	88,000
Stock Condition Survey	107,000	(47,000)	60,000	0	47,000	107,000
Structural Engineers Fees	11,000	0	11,000	0	0	11,000
Fire Safety Works	159,000	(10,000)	149,000	0	10,000	159,000

Glass Balustrade Protection Works	10,000	(9,000)	1,000	0	9,000	10,000
School Condition Related Works Contingency	150,000	0	150,000	0	0	150,000
Total Approved Funding	2,483,000	(403,000)	2,080,000	0	403,000	2,483,000

School Condition Schemes	2020/21 Revised Budget £	Proposed Changes January 21 £	Total 2020/21 Budget £
Aldwyn Primary School	320,000		320,000
Arlies Primary	10,000		10,000
Audenshaw Primary	10,000		10,000
Broadbottom Primary	94,000		94,000
Buckton Vale Primary	50,000		50,000
Corrie Primary	17,000		17,000
Fairfield Road Primary	91,000		91,000
Gorse Hall Primary	9,000		9,000
Holy Trinity Gee Cross Primary	33,000		33,000
Livingstone Primary	414,000		414,000
Lyndhurst Primary	0		0
Millbrook Primary	137,000		137,000
Milton St Johns Primary	18,000		18,000
Ravensfield Primary	3,000		3,000
Russell Scott Primary	246,000	11,657	257,657
St Anne's Denton	9,000		9,000
St Johns CE Dukinfield	21,000		21,000
Stalyhill Infants	110,000		110,000
The Heys Primary	29,000		29,000
Asbestos Survey	88,000		88,000

Stock Condition Survey	60,000		60,000
Structural Engineers Fees	11,000		11,000
Fire Safety Works	149,000		149,000
Glass Balustrade Protection Works	1,000	11,060	12,060
School Condition Related Works	150,000		150,000
Contingency			
Approved Funding	2,080,000	22,717	2,102,717
Unallocated Funding	458,924	(22,717)	436,207
Total Funding	2,538,924	0	2,538,924

School Condition Contributions	£
Broadbottom (ceiling works)	10,000
Hawthorns (for Roofing works for joint site)	88,000

APPENDIX 4 RUSSELL SCOTT SPORT ENGLAND GRANT LETTER



Award Letter.pdf