

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	18 July 2022
Executive Member:	Councillor Leanne Feeley – Executive Member (Education Achievement & Equalities) Councillor Jacqueline North– First Deputy (Finance, Resources and Transformation)
Reporting Officer:	Tim Bowman, Director of Education Nick Fenwick, Interim Director of Place
Subject:	EDUCATION CAPITAL PROGRAMME
Report Summary:	This report provides members of the Panel with an overview and updated position on the Council's Education Capital Programme and seeks approval of the recommendations as set out in the report.
Recommendations:	<ol style="list-style-type: none"> 1. That the Strategic Planning and Capital Monitoring Panel recommend to Executive Cabinet to note: <ol style="list-style-type: none"> (i) The 2022/23 Basic Need Grant is updated in the capital programme for the additional allocation £428,782 as detailed in paragraph 2.3. (ii) The proposed changes to return (£491,470) of Basic Need funding as detailed in paragraph 2.4. (iii) The addition of £345,072 of the 2022/23 School Condition grant from government is updated and added to the capital programme as per paragraph 2.8. (iv) The addition of £325,284 2022/23 Devolved Formula Capital grant to the capital programme as detailed in paragraph 2.12. (v) The addition of £3,704,000 2022/23 and £3,521,623 2023/24 High Needs Provision grant funding to the capital programme as detailed in paragraph 2.16. (vi) The addition of £137,000 contribution from St Anne's Denton Primary as detailed paragraph 4.19. 2. That the Strategic Planning and Capital Monitoring Panel recommend to Executive Cabinet to Approve: <ol style="list-style-type: none"> (i) The proposed changes to add £627,530 of School Condition funding to the programme as detailed in paragraph 2.9. (ii) requesting approval that the underspends on Oakfield and Greenside Primaries of £6,140 are reallocated against the overspend of £6,200 on Cromwell School, which will leave a net shortfall of £60 to be funded (iii) The proposed changes to add £260,800 of High Need Provision funding to the programme as detailed in paragraph 2.17.
Corporate Plan:	Two of the proposed schemes, replacement boilers at Stalyhill Juniors and St John's CE School support the climate and

environmental strategy by supplementing gas boilers with air source heat pumps, solar and other decarbonisation measures in line with the Corporate Plan.

Financial Implications:

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

This report provides an update in relation to the schemes already approved and any updates on progress. The Education Capital programme is funded entirely by Grants and contributions, which means the council has to prioritise this spending on priority schemes and emergency works. It is critical value for money considerations are at the heart of our decision making

Section 2 of this report details the grant funding available, proposed changes to schemes and unallocated funding for each of the grant funding streams. Appendix 1 includes details of all current schemes, which have been previously approved and the proposed changes at scheme level. As outlined in Section 2, grant allocations for 2022/23 and future years (in some cases) have been published and as requested in the recommendations, these need to be added into the capital programme.

Executive Cabinet approved that the Director of Education be authorised to vire amounts between schemes within the total amount of School Condition grant received (Executive Cabinet 23 March 2022). It is essential approval from the Director of Education is received as a delegated executive officer decision and that all costs of schemes are within the grant available before progressing with any scheme.

Legal Implications:

**(Authorised by the Borough
Solicitor)**

This report is intended to provide the Panel with the information necessary to scrutinise the council's undertakings and funding commitments to provide and maintain educational facilities in order to meet the Council's statutory duty to provide sufficient, suitable educational places for the population of Tameside and also to ensure that more general duties such as those relating to Health and Safety are discharged by having well-constructed and suitable buildings. Scrutiny by the panel is always a critical element of the effective delivery of capital works but never more so in these challenging financial times where delay can result in significant price increases to deliver the works. The projects are subject to their own due diligence, governance and decision making.

Governance for the Hawthorns School needs resolving together with final scope and price together with a contract before in the current market become unaffordable.

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 Steve Gwilt, Capital Projects Manager.



Telephone: 0161 342 3669



e-mail: steve.gwilt@tameside.gov.uk

- 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 government allocates funding for school buildings under a number of categories and these are described in Section 2 of this report.
- 1.3. Strategic Planning and Capital Monitoring Panel 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:
- 2.2. **Basic Need Funding** – Creating additional places in schools to ensure there are enough places for children in our local area. Full details of existing and proposed schemes are set out in **Appendix 1**.
- 2.3. The Basic Need allocation for 2022/23 has been updated. In February 2021, it was announced the allocation was £6,348,338. On 28 March 2022, the allocations for future years were announced and the 2022/23 allocation has been updated to £6,777,120. There is no Basic Need allocations for Tameside for 2023/24 and 2024/25 as it is based on pupil numbers, which at this time is predicted to remain at a level that does not trigger the need for additional funding.

Basic Need Funding	Amount £
Funding Brought Forward	16,400,465
2022/23 Allocation	6,777,120
Total Funding Available	23,177,585
Approved Schemes	5,345,160
Hawthorns Provisionally Approved	12,462,200
Proposed Changes	(491,470)
Unallocated Funding	5,861,695

- 2.4. Proposed changes to the schemes are as follows:

Scheme	Amount £	Comments
Aldwyn Primary School	(330,000)	Final works need to be undertaken on the rear playground once the mobile is removed. It is estimated this will cost £208,000. It is proposed to return the remaining funding to the Basic Need unallocated pot as detailed in paragraph 3.7.
Aldwyn Primary School	39,000	Actual costs received from the LEP for completing the rear playground as detailed in paragraph 3.7.
Audenshaw High School	(144,035)	This scheme is complete and it is proposed to return the balance remaining the Basic Need unallocated pot as detailed in paragraph 3.9.
Discovery Academy	(5,880)	This scheme is complete and it is proposed to return the balance remaining to the Basic Need unallocated pot as

		detailed in paragraph 3.11.
Hyde High School	(50,555)	This funding is no longer required and it is proposed to return it to the Basic Need unallocated pot as detailed in paragraph 3.13.
Total Proposed Changes	(491,470)	

- 2.5. Plans will continue to be developed with schools to utilise the unallocated funds to provide additional capacity requirements.
- 2.6. **School Condition Grant Funding** – Maintaining and improving the condition of school buildings is outlined in the table below. Full details of existing and proposed schemes are set out in **Appendix 1**.
- 2.7. On 28 March 2022, the Government announced the 2022/23 provisional allocations for local authorities. On 12 May 2022, the final allocations were released, the allocation for Tameside is £1,545,072.
- 2.8. In the 14 March 2022 Strategic Planning and Capital Monitoring Panel (SPCMP) report, a provisional allocation of £1,200,000 was added to the capital programme. It is now requested that the increased allocation (£345,072) to £1,545,072 be added to the programme.

School Condition Allocation (SCA) Funding	Amount £
Funding Brought Forward	1,144,720
2022/23 Allocation	1,545,070
Contributions from Schools	252,000
Total Funding Available	2,804,790
Approved Schemes	2,302,210
Proposed Changes	627,530
Unallocated Funding	12,050

- 2.9. Proposed changes to the schemes are as follows:

Scheme	Amount £	Comments
Arlies Primary	19,000	Original budget allocation was an initial estimate, tenders have been received at £389,040 as detailed in paragraph 4.9.
Corrie Primary	28,500	Heating system failure as detailed in paragraph 4.11.
Gee Cross Holy Trinity	200,000	Increased scope of the scheme as detailed in paragraph 4.12.
Gorse Hall Primary School	(2,440)	This scheme is complete and it is proposed to return the balance remaining the School Condition unallocated pot as detailed in paragraph 4.13.
Hurst Knoll Primary	(2,430)	This scheme is complete, but there is an outstanding invoice. This is the net final position.
Milton St Johns Primary	1,600	Actual costs for the design works are £19,620 as detailed in paragraph 4.15.
Milton St Johns Primary	240,000	To complete the front entrance extension as detailed in paragraph 4.16.
Oakdale School	40,000	It is expected costs will come in at £90,000 as detailed in paragraph 4.17.
St Anne's Denton	257,000	Final costs will be £469,000, the original tenders were done 16 months ago and costs have increased since the original tender was completed as detailed

		in paragraph 4.19.
St John's C of E Primary	(160,900)	This funding is no longer required and it is proposed to return it to the Condition unallocated pot as detailed in 4.21.
Stalyhill Infants	2,200	Final costs have been confirmed as £35,200 as detailed in paragraph 4.22.
Structural Engineers Fees	5,000	Allocation for structural engineers fees for 2022/23 as detailed in paragraph 4.27.
Total Proposed Changes	627,530	

- 2.10. Schools will contribute towards all school condition schemes. For 2022/23 this currently amounts to £252,000 for the following schools:

School No.	School	Project	Amount £
2019	Stalyhill Junior School	Boiler Replacement	10,000
2024	Lyndhurst Primary	Air Con Replacement	10,000
2025	Broadbent Fold Primary	Roof Replacement	10,000
2055	Aldwyn Primary	Air Con Replacement	10,000
2056	St Anne's Denton	Secure front entrance	137,000
2081	Ravensfield Primary	Air Con Replacement	10,000
3003	St John's C of E Primary	Boiler Replacement	10,000
3003	St John's C of E Primary	Replacement Floors	10,000
3026	Milton St Johns Primary	Front Entrance	10,000
1103	Whitebridge College	Internal Remodelling	25,000
7009	Oakdale School	Alarms	10,000
	Total		252,000

NOTE: Schools can use funds from their DFC or their reserves should they choose to. This decision is devolved to each school.

- 2.11. **Devolved Formula Capital (DFC) Funding** - Devolved Formula Capital is provided to schools to maintain their buildings and fund small-scale capital projects that meet their own priorities, schools arrange these works directly.
- 2.12. On 28 March 2022, the Government announced the 2022/23 provisional allocations for local authorities. On 12 May 2022, the final allocations were released, the total for Tameside schools is £325,284 and £173,874 for Voluntary Aided schools.
- 2.13. **Special Provision Fund** – This grant is to support capital investments in provision for pupils with special educational needs and disabilities. Full details of existing and proposed schemes are set out in **Appendix 1**.

Special Provision Allocation Funding	Amount £
Funding Brought Forward	129,910
Approved Schemes	129,850
Proposed Changes	60
Unallocated Funding	0

- 2.14. Proposed changes to the schemes are as follows:

Scheme	Amount £	Comments
Cromwell School	6,200	Phase 3a of alterations as detailed in paragraph 5.2.

Oakfield Primary	(1,640)	This scheme is complete and it is proposed to return the balance remaining the Special provision unallocated pot as detailed in paragraph 5.3.
Greenside Primary	(4,500)	This scheme is complete and it is proposed to return the balance remaining the Special provision unallocated pot as detailed in paragraph 5.4.
Total Proposed Changes	60	

We are requesting approval that the underspends on Oakfield and Greenside Primaries of £6,140 are reallocated against the overspend of £6,200 on Cromwell School, which will leave a net shortfall of £60 to be funded.

- 2.15. **High Needs Provision Capital Allocation (HNPCA)** - is provided to support the provision of new places and improve existing provision for children and young people with special educational needs and disabilities (SEND). Full details of existing and proposed schemes are set out in **Appendix 1**.
- 2.16. On 29 March 2022, the Government announced the 2022/23 and 2023/24 allocations of High Needs Provision Funding. The allocation for Tameside in 2022/23 is £3,704,000 and for 2023/24 is £3,521,623. It is requested these be added to the capital programme.

High Needs Provision Funding	Amount £
Funding Brought Forward	998,150
2022/23 Allocation	3,704,000
Total Funding Available	4,702,150
Approved Schemes	39,615
Proposed Changes	260,800
Unallocated Funding	4,401,735

- 2.17. Proposed changes to the schemes are as follows:

Scheme	Amount £	Comments
Cromwell School	123,800	Phase 3a of alterations as detailed in paragraph 5.2.
Pinfold Primary	77,000	Adaptations to the existing toilet provision for a SEND child as detailed in paragraph 6.2.
Wildbank Primary School	60,000	Costs to create additional drop off point for Hawthorns pupils as detailed in paragraph 6.4.
Total Proposed Changes	260,800	

- 2.18. **Section 106 Developer Contributions** - There is currently £99,931 Section 106 monies remaining from the £491,007 that was approved by Panel and subsequently endorsed by Executive Cabinet at the meetings in March 2020.

3. BASIC NEED FUNDED SCHEMES 2021/22 AND BEYOND

- 3.1. **Appendix 1** provides a financial update with details of current Basic Need funded projects, including proposed changes to scheme funding.
- 3.2. The current focus of the Council's Basic Need programme is to create additional places in secondary and special schools where forecasts have indicated a need.
- 3.3. The following paragraphs update the Panel on the position with the current Basic Need works.

- 3.4. **Alder: Improvement to rear external steps. RAG STATUS: COMPLETED**
Programme: Completed March 2022
Budget: £109,800 Approved
Remaining Issues: None.
- 3.5. **Alder: Link covered walkway between main school and new 4-classroom block. RAG STATUS: AMBER**
Programme: Works now scheduled to complete June 2022
Budget: £144,125 Approved
Remaining Issues: Further delays have occurred. Groundworks for the new canopy were completed over Easter and the final canopy installation will now be over the June holiday. Unfortunately, because of the location of the works they can only be carried out when the school is closed.
- 3.6. **Alder: Secure front entrance. RAG STATUS: RED**
Programme: Works to remove the existing canopy and to comply with the planning permission were completed last year. Works on the replacement new extension are dependent on a signed Deed of Variation (DoV) being in place, a requirement of the PFI Co Lenders. The progress of the DoV will be subject to a separate report when appropriate.
Budget: £614,540 total remaining budget for the deed of variation above in paragraph 3.6 and the secure front entrance. In October 2021, an estimate of costs received from the PFI Company of £300,894 although this is likely to increase because of recent design additions and inflation of costs on building materials.
- 3.7. **Aldwyn: 3 classroom extension and ancillary spaces. RAG STATUS: COMPLETED**
Programme: On site 6/4/21. Main scheme completed on schedule at Easter 2022
Budget: £2.635m approved. Roofing works had been factored in to the main contract cost, however these works related to condition and therefore were funded through the condition grant. This results in a surplus budget of £538,000 to the scheme, however final works still need to be undertaken on the rear playground to compensate for play space lost with the new building footprint. It was estimated at year end that this would cost £208,000 with £330,000 being returned to the Basic Need unallocated funding stream.
Remaining Issues: The extension works are now complete and occupied by the school. The three temporary mobile classrooms were removed over the Easter holidays. There remains the external works to extend the rear playground and relocate the security fence. Actual costs were received on 30 May 2022 and amount to £247,000 (compared to the original estimate of £208,000). Significantly more drainage work is required than originally envisaged and cost inflation in the building industry continues to have a negative impact. Panel is requested to recommend to Executive Cabinet the allocation of an additional £39,000 from unallocated Basic Need so that the project can be completed.
- 3.8. **All Saints Catholic College– works to sports and other facilities to support additional places. RAG STATUS: GREEN**
Programme: The works will be overseen by the Shrewsbury Diocese. The school have considered their priorities and are working on a programme of works over the next 18 months concentrating on extending PE and dining facilities. Phase 1 has now been completed and Phase 2 is now ready to commence as approved at March 2022 Panel & Executive Cabinet.
Budget: £1.990m approved.
Remaining Issues: Further phases of work at the school will follow governance procedures to recommend grant agreements.

- 3.9. **Audenshaw School: Remodelling of sixth form and expansion of science areas. RAG STATUS: COMPLETED**
Programme: Works were completed over the school summer holidays in 2021.
Budget: £1.167m approved. The scheme is now complete and it is proposed the remaining budget of £144,035 is returned to the unallocated Basic Need pot.
Remaining Issues: None
- 3.10. **Denton Community College: Provision of 6-classroom modular teaching block, internal remodelling and associated works. RAG STATUS: GREEN**
Programme: The internal remodelling and six-classroom block were all completed on schedule. There remain some outstanding associated works, the main item being the provision of a linked covered walkway between the new block and the main school, and some courtyard canopies to allow dining provision to be expanded. Following a protracted design and procurement process costs have now been received for the linked covered walkway, and external dining canopies totalling £256,186, which is within budget and will complete the scheme.
Budget: £288,000 remaining
Remaining Issues: Completion of outstanding items.
- 3.11. **Discovery Academy/Birch Lane: Remodelling of accommodation. RAG STATUS: COMPLETED**
Programme: Works were completed in July 2021.
Budget: £199,000 approved. Final costs £193,120, it is requested that Panel recommends to Executive Cabinet that the remaining budget of £5,880 is returned to the unallocated Basic Need.
Remaining Issues: None
- 3.12. **Hawthorns Primary Academy New school building. RAG STATUS: AMBER**
Programme: New school building planned. Currently producing designs to RIBA Stage 4 – that is a design ready to go out to tender. This work was approved at March 2022 Executive Cabinet.

Budget: £13m provisionally approved at June 2021 Executive Cabinet.
The costs of designing the scheme to RIBA Stage 4 are £229,648.26 and this work is currently ongoing. This expenditure was approved at March 2022 Executive Cabinet.

Part of the scheme is to create additional football facilities that can be used by Hollingworth Juniors FC and by other community groups. Discussions with the Football Foundation and Sport England meant a late revision of the synthetic pitch which had the knock on effect of additional site design fees of £11,469.09. This will improve the original design, provide larger facilities and potentially attract increased funding from the Football Foundation. Panel is requested to recommend to Executive Cabinet the allocation of this amount from the £13m outline budget previously approved.

Pre-application discussions with Tameside Planning commenced in November 2021 with a view to submitting the formal planning application in March 2022. The planning submission has been delayed because of the continuing objections of Sport England. Discussions are continuing to resolve their objection in consultation with the FA and Football Foundation.

It is now proposed to include a full-sized grass football pitch alongside a 3G synthetic turf pitch both available to the school during school hours. The facility would be managed by a joint management committee involving the school, Hollingworth Juniors FC and a Council representative. The pitches would be leased to the school with a sub-lease onward to Hollingworth Juniors FC.

Sport England have indicated their willingness to lift their objection provided that the Council provides further mitigation for the loss of pitches on the site of the new school. This could be

pitch improvements to local natural pitches to improve playability and frequency of use - this could be at Longdendale High school or the Ken Ward sports Centre and further investigations are taking place.

The cost of the facilities on the Hawthorns school site will be of the order of £750,000. 70-80% of the costs would be provided by a grant from the Football Foundation. This will necessitate a grant application and in order to submit this there is a need to appoint a specialist consultant to make this application at an estimated cost of £6,000. Panel is requested to recommend to Executive Cabinet the allocation of this amount from the £13m outline budget previously approved.

Remaining Issues: Bid to the Football Foundation, submission of the planning application for the new school is now expected during June 2022. Further updates will be presented in future reports to Panel and Executive Cabinet to give final costings for the school before procurement takes place.

3.13. Hyde High School: New five-classroom science block. RAG STATUS: COMPLETED

Programme: Works completed Easter 2021.

Budget: The scheme is now complete and it is proposed the remaining budget of £50,000 is returned to the unallocated Basic Need pot

Remaining Issues:

3.14. Hyde High School: Purchase of 2 classroom mobile classroom. RAG STATUS: COMPLETED

Programme: Following granting of planning permission this unit has now been purchased and will need to be maintained by the school in the future. A reduced purchase price was agreed with the owner as some remedial works are required to the roof but this cost will be covered by the existing budget allocation.

Budget: £70,000 approved. The final item of work on this scheme is to carry out a roof repair to the mobile estimated at £10,000 to ensure the accommodation is fit for purpose.

Remaining Issues: Completion of roof repair.

3.15. Mossley Hollins High School: Extension of tannoy system to modular block. RAG STATUS: COMPLETED

Programme: Completed February 2022 half term.

Budget: £4,000 approved

Remaining Issues: None

3.16. Rayner Stephens Academy - Expansion - Improvement works to science and dining facilities in support of additional places. RAG STATUS: GREEN

Programme: The proposals include six new classrooms including a drama studio, increased toilet provision, an expanded library and improvements to outdoor areas. Indicative costs were obtained by the school after an initial feasibility study was completed. Designs are currently being developed in advance of obtaining final costs and specific timescales. There have been some delays due to Covid.

Budget: £1.3m approved.

Remaining Issues: Finalisation of designs and costs and production of a grant agreement

3.17. St Thomas More RC High: Extension to dining hall and additional classroom. RAG STATUS: COMPLETED

Programme: Extensions to the dining and teaching facilities at the school were carried out by

the school and diocese. The scheme was completed on time in April 2022.

Budget: £275,000 approved (which includes £141,000 Basic Need Funding and £134,000 Healthy Pupils' Capital Funding).

Remaining Issues: None

3.18. **St John's CE: Two classroom extension: RAG STATUS COMPLETED**

Programme: Main scheme completed

Budget: £142,200 approved

Remaining Issues: A mobile classroom was provided for the duration of the main works to temporarily accommodate pupils. This unit is being retained so that Early Years pupils can be housed while the repairs to the floors in the Early Years area can be completed (See paragraph 4.21 below). The remaining budget will cover the removal of the unit when these works are completed.

3.19. **Pupil Forecasting Software**

Programme: In order for Tameside to undertake forecasting for place planning, a pupil-forecasting tool is procured.

Budget: £12,000 approved

Remaining Issues: None

4. **SCHOOL CONDITION GRANT SCHEMES**

4.1. **Appendix 1** provides a financial update with details of current School Condition Allocation (SCA) funded projects, including proposed changes to scheme funding.

4.2. 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.

4.3. 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.

4.4. 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.

4.5. **Contingency**

Reactive school condition issues are covered by a contingency allocation of which there is £150,000 allocated for this financial year.

4.6. An allocation of £45,000 for TMBC project management costs in relation to School Condition Allocation (SCA) schemes was approved at March 2022 Panel and Cabinet. This will be allocated against relevant schemes throughout the year and an update will be provided once allocated.

4.7. The following paragraphs describe those schemes with significant variations from the original

estimates or update the Panel on progress on schemes already within the programme.

4.8. **Arlies Primary: Asbestos removal. RAG STATUS: COMPLETED**

Programme: Significant removal of asbestos in ceilings throughout the school in advance of 2022 rewire. Asbestos removal works took place over summer 2021, during October half term and Christmas 2021. The scheme was completed on budget at Easter 2022.

Budget: £220,280 approved.

Remaining Issues: None

4.9. **Arlies Primary School Stalybridge – Full rewire. RAG STATUS: GREEN**

Programme: Members will recall that this school requires a complete electrical re-wire. Unfortunately, every ceiling in the school contained asbestos and a programme of asbestos removal has been carried out through 2021 and 2022. The asbestos removal was completed at Easter 2022 allowing the re-wire to take place over the coming summer. Currently the school has temporary ceilings where the original asbestos ceilings have been removed, so the project includes replacing all ceilings and lighting once the rewire has been completed. The lighting will be an energy efficient smart lighting system to reduce running costs and contribute to reduced CO2 emissions.

Budget: £370,000 approved. Tenders have been received and the confirmed costs are £389,039. It is requested that Panel recommends to Executive Cabinet an additional £19,000 is allocated to this scheme.

Remaining Issues: Completion of the scheme by September 2022

4.10. **Broadbent Fold Primary: Roof replacement. RAG STATUS: GREEN**

Programme: Phase 1 spring 2022. Phase 2 summer 2022. Works commenced on site during February half term 2022 and are continuing well. Completion scheduled June 2022 but weather dependent.

Budget: £421,000 approved.

Remaining Issues: Completion of Phase 2 works.

4.11. **Corrie Primary School – Heating system failure. RAG STATUS: RED (costs)**

Programme: The school suffered a failure of its heating system following an underground leak from the system in the pipe between the two main blocks. This cost £38,500 to repair, which the school paid as it was an emergency. Had the scheme been a planned repair the school would have had to contribute £10,000 to the costs.

Budget: Panel is asked to recommend to Executive Cabinet that the school be reimbursed £28,500 from unallocated School Condition Allocation so they are treated in the same way as other schools

Remaining Issues: None

4.12. **Gee Cross Holy Trinity CE Primary: Gable end/roof works. RAG STATUS: RED**

Programme: Works were originally scheduled for summer 2021 but the works to the lath and plaster ceilings took priority and meant that this could not go ahead as planned. Subsequently following further investigations the adjacent flat roof over the admin and toilet areas was found to be in life-expired state. Given the costs of erecting scaffold to deal with the pitched roof repairs it makes financial sense to tackle all the works at the same time. The scheme also involves replacing original metal windows with double-glazed uPVC windows and complete repointing of the gable end and adjacent areas. At the time of writing final costs are awaited from the LEP. £70,000 has previously been approved to deal with the

pitched roof repairs over the gable end. The increased scope of the scheme will incur much greater costs currently estimated at £270,000. Panel is requested to recommend to Executive Cabinet the additional allocation of £200,000 from unallocated SCA to complete this scheme.

Budget: £70,000 approved. Additional £200,000 requested.

Remaining Issues: Rescheduling of gable end and roof works once costs are agreed.

4.13. Gorse Hall Primary: Gas boiler replacement. RAG STATUS: COMPLETED

Programme: Works to replace the gas boilers were completed over summer 2021

Budget: £86,000 approved. The wider scheme includes several decarbonisation measures funded separately. All works were completed by Easter 2022. Final costs of £83,560 were reported at financial closure and it is requested that Panel recommends to Executive Cabinet that the remaining budget of £2,440 is returned to the unallocated SCA.

Remaining Issues: An additional invoice is likely on this scheme but has not yet been received. A request to allocate funds to cover this item will be made to the next meeting of Panel and Cabinet.

Remaining Issues: None.

4.14. Hurst Knoll Primary: Boiler replacement. RAG STATUS: COMPLETED

Programme: Works to replace the gas boiler were completed over the school summer 2021 holidays.

Budget: £63,000 approved. The wider scheme includes several decarbonisation measures funded separately. All works were completed by Easter 2022. Final costs £56,700, it is requested that Panel recommends to Executive Cabinet that the remaining budget of £6,330 is returned to the unallocated SCA.

Remaining Issues: Subsequent to the 2021/22 accounts closure an additional invoice has been received. Panel is requested to recommend to Executive Cabinet the allocation of an additional £3,900 from unallocated SCA for this scheme, resulting in a net adjustment of £2,430

4.15. Milton St John's CE Primary: Secure entrance extension design. RAG STATUS: GREEN

Programme: Carry out design work to tender stage in spring 2022

Budget: £18,000 approved to develop designs further.

Remaining Issues: Design work is currently taking place. Actual costs amounted to £19,620 and Panel is asked to recommend to Executive Cabinet the allocation of a further £1,600 from unallocated SCA to cover this. The actual construction of the secure entrance is discussed below in paragraph 4.16.

4.16. Milton St John's CE – Secure entrance extension. RAG STATUS: AMBER (costs)

Programme: Design works to tender stage have previously been approved and this work is underway. The next stage, which is currently ahead of schedule, is to complete the works for the secure entrance extension.

Budget: Given the greater amount of SCA grant received than previously estimated the opportunity exists to carry out this scheme in 2022/23. Panel is asked to recommend to Executive Cabinet the allocation of £240,000 SCA to this project.

Remaining Issues: None

4.17. **Oakdale Primary School – alarm systems. RAG STATUS: GREEN**

Programme: Summer 2022

Budget: £50,000 approved. Although currently out to tender it is expected costs will come in at £90,000. The scope of works has now had to be increased due to additional electrical wiring and other complexities with the works being required. Panel is asked to recommend to Executive Cabinet an additional £40,000 be allocated to this project from the unallocated SCA.

Remaining Issues: Tenders awaited but revised budget expected to be sufficient.

4.18. **Russell Scott Primary: Funding for further emergency works pending the resolution of the options appraisal on the future development of the school. RAG STATUS: RED**

Programme: As and when required

Budget: £49,500 approved to carry out any necessary emergency repairs during 2022/23.

Remaining Issues: Identifying funding for the future redevelopment of the school. A bid for rebuilding Russell Scott under the DfE School Rebuilding Programme was submitted to the DfE before the 3 March 2022 deadline. The outcome is awaited.

4.19. **St Anne's Denton secure entrance extension. RAG STATUS: RED**

Programme: As previously reported to Panel, the school suffers from a very poor entrance with significant safeguarding concerns; the small entrance lobby leads directly to a classroom, the school hall and office. Additionally there is no disabled toilet in the school. To overcome these issues an extension to the building to provide a secure entrance, fit for use office accommodation and a disabled toilet is required. Planning permission was obtained in 2020.

Because of the cost of the project, including significant price inflation in the building industry, a full contract will need to be entered into with the LEP. The scheme has been recently re-tendered and realistic costs have now been received. Panel has previously approved budget for these works and there is currently £253,000 available.

Budget: Final costs will be £510,000. This is made up as follows: Tender price £446,158; LEP fee £8,923; LEP Legal costs £4,000; Value for Money report £1,500; Insurances (public liability and contractors' all risk) £12,000; QS and Independent Certifier costs £11,000; Project Management CDM fees etc. £5,000; Client contingency of 5% £21,260.

The school has agreed to make a contribution of £155,000 to the scheme although they have already expended £18,000 of this sum on design work and surveys. This leaves a remaining contribution from the school of £137,000. This plus the budget previously approved £253,000 leaves a shortfall of £120,000. Panel is requested to allocate a further £120,000 of SCA to this scheme. Any client contingency not required will be returned to the SCA fund at the end of the project.

Remaining Issues: Entering into a contract with the LEP should Panel approve the funding requested.

4.20. **St John's CE Dukinfield – Boiler replacement and decarbonisation measures. RAG STATUS: GREEN**

Programme: The boiler at St John's is original to this 1970s school and is the highest priority for replacement. Previously the boiler would have been replaced like-for-like but the opportunity has arisen to include the boiler replacement as part of a decarbonisation bid submitted to the GMCA. The advantage of this is that the school will receive additional decarbonisation works such as solar panels, insulation etc. as well as replacing the main boiler. The works will involve replacing the existing installation with a new air source heat pump as the primary installation, along with a smaller back-up gas boiler. This bid has now

been approved by GMCA. Unlike previous rounds of the Decarbonisation scheme there is a significant contribution of “matched funding” that must be made to secure the wider grant.

Budget: £160,000 already approved contribution from Education towards this project. An allowance for items not covered by the decarbonisation grant such as asbestos surveys and removal are included in this approved budget.

Remaining Issues: Asbestos surveys and removal, design and carrying out of the scheme during 2022/23.

4.21. St John’s CE, Dukinfield – Early Years Department – Major floor replacement. RAG STATUS GREEN

Programme: As reported to the March meeting of Panel there are problems with floors in this area of school caused by significant damp. This appears to have come from a sub-floor toilet pipe leak but the damage to the wooden framed building is extensive.

Budget: At the time of writing a firm price of £45,600 to repair the toilet area has been received, however other areas in the unit also require attention and a further price is awaited. The pupils will need to be relocated to a mobile block while the work takes place. Overall, the works, mobile hire costs etc. are currently estimated to be in the order of £150,000. An estimate of £310,900 was approved as it was then thought that the water ingress issue was more serious. Panel is asked to recommend to Executive Cabinet a reduction in the budget for this scheme to a new total of £150,000 thus returning £160,900 to the unallocated SCA fund. This is due to the amount of work being required, not being as extensive as originally thought, following intrusive surveys.

Remaining Issues: Scheduling of the floor repairs and removal of mobile

4.22. Stalyhill Infants: Drainage. RAG STATUS: RED (Costs)

Programme: Subsequent to the completion of the major re-roofing project serious problems with the school’s drainage came to light. Panel and Executive Cabinet approved a budget of £33,000 to rectify the issue in March 2022. Since then final costs have been confirmed as being £35,200 and Panel is requested to recommend to Executive Cabinet an increase in the budget from unallocated School Condition Allocation of this extra £2,200.

Budget: £33,000 previously approved. Additional £2,200 requested.

Remaining Issues: Completion of drainage repairs.

4.23. Stalyhill Junior School, Stalybridge – Boiler replacement and decarbonisation measures. RAG STATUS: GREEN

Programme: This is another boiler in need of urgent replacement. As with St John’s CE above the scheme was included in the successful bid to GMCA for decarbonisation funding.

Budget: £140,000 approved. An allowance for items not covered by the decarbonisation grant such as asbestos surveys and removal are included in the approved budget.

Remaining Issues: Asbestos surveys and removal, design and carrying out of the scheme during 2022/23.

4.24. Whitebridge College: Creation of secure entrance & internal remodelling. RAG STATUS: AMBER

Programme: The internal remodelling of the front entrance corridor to minimise security risks and assist with the management of pupils.

Budget: £105,000 approved. (£45,000 SCA allocation, £35,000 developer contribution & £25,000 school contribution)

Remaining Issues: Rescheduling of the works.

4.25. **Asbestos management Surveys – Survey of locations inaccessible when original surveys carried out. RAG STATUS: AMBER**

Programme: Continuing to re-visit schools to complete surveys on rooms that were inaccessible when the main surveys were carried out.

Budget: £43,000 approved and costs will be within budget.

Remaining Issues: None

4.26. **Condition Surveys – Resurvey of 20% of schools. RAG STATUS: GREEN**

Programme: Now deferred until later in 2022

Budget: £62,000 approved. The work now needs to be tendered but costs are expected to be within budget.

Remaining Issues: None

4.27. **Structural Engineers' Fees. RAG STATUS: GREEN**

Programme: As and when required

Budget: £800 approved. It is requested that Panel recommends to Executive Cabinet an additional £5,000 is allocated to this scheme.

Remaining Issues: None

4.28. **Air Conditioning Systems at Lyndhurst, Ravensfield and Aldwyn Schools. RAG STATUS: GREEN**

Programme: Summer 2022

Budget: £100,000 approved.

Remaining Issues: Awaiting tenders but budget expected to be sufficient.

5. SPECIAL PROVISION FUND & HEALTHY PUPILS CAPITAL FUND

5.1. **Appendix 1** provides a financial update of the current Special Provision and Healthy Pupils' capital funded projects, including proposed changes to scheme funding.

5.2. **Cromwell School: Phase 3 Alterations. RAG STATUS: GREEN**

Programme: Phase 3a of alterations to create sixth form provision. Initially the conversion of the Rayner Stephens Food Tech Room to create additional accommodation for Cromwell. Phase 3b reinstatement of disused Rayner Stephens toilet block for Cromwell use. Phase 3c possible additional mobile. This cost for Phase 3a only.

Budget: £101,600 approved. Panel is asked to recommend to Executive Cabinet an additional £130,000 for these works (£6,200 Special Provision and £123,800 High Needs Provision).

Remaining Issues: Further development of Phase 3b and 3c options.

5.3. **Oakfield Primary: Extended Resource Base part of the Special Educational Needs Strategy. RAG STATUS: COMPLETED**

Programme: Works were carried out over the school summer holidays as part of the Grant Agreement

Budget: £153,000 approved. Final costs of £151,360. Panel is asked to recommend to

Executive Cabinet that £1,640 is returned to the unallocated special provision fund.

Remaining Issues: None

5.4. **Greenside Primary School: Remodelling to provide an additional 10 resourced pupil places. RAG STATUS: COMPLETED**

Programme: Works via a grant agreement between Victorious Academies Trust and the Council. The internal alterations are now complete and the rooms occupied by staff and pupils.

Budget: £28,000 approved. Final costs of £23,500. Panel is asked to recommend to Executive Cabinet that £4,500 is returned to the unallocated special provision fund.

Remaining Issues: None

6. HIGH NEEDS PROVISION CAPITAL FUND

6.1. **Appendix 1** provides a financial update of the current High Needs Provision Capital funded projects, including proposed changes to scheme funding.

6.2. **Pinfold Primary School – Support for pupil with Special Educational Needs: RAG STATUS: RED (costs)**

Programme: A pupil at the school requires adaptations to the existing toilet provision. Unfortunately there are structural alterations required which means that the estimated cost is considerable. Latest cost estimates received from the PFI operator who own the building give a cost of £76,230.

Budget: Panel is asked to recommend to Executive Cabinet that £77,000 of unallocated High Needs funding be allocated to this scheme. Discussions are ongoing with the PFI operator to reduce the quoted costs but approval is required if the works are to take place over the summer holiday period.

Remaining Issues: Agreement on final costs with the PFI operator and carrying out of the scheme over summer 2022.

6.3. **Rosehill Methodist Primary Academy. RAG STATUS: GREEN**

Programme: The school is establishing a resource base for 10 children with Education, Health and Care Plans. Although there are no major capital requirements, the school has requested £23,000 to refurbish an external play area to allow children in the resourced provision to have dedicated access to a suitable play area. If the work is carried out a grant agreement between the Epworth Education Trust and the Local Authority will be processed so the school can proceed with the work.

Budget: £23,000 previously approved.

Remaining Issues: Completion of grant agreement.

6.4. **Wildbank Primary School – Hawthorns Satellite Provision: RAG STATUS GREEN**

Programme: Because of increased pupil demand the current Hawthorns building is unable to accommodate all the pupils. From September 2022 an additional satellite site for Hawthorns pupils will be provided in the former nursery building at Wildbank. Some minor internal alterations are required. The main works involve extending the car park area to provide space for taxis and minibuses to use as a drop off/pick up point for the Hawthorns pupils.

Budget: The work is currently being costed but Panel is requested to recommend to Executive Cabinet the allocation of £60,000 High Needs Provision for this work.

Remaining Issues: Complete alterations.

7. PROCUREMENT AND ADDED VALUE

- 7.1. 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.
- 7.2. 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.

8. RISK MANAGEMENT

- 8.1. The specific risks and mitigation plans, associated with each of the projects, have been identified in the main section of the report.
- 8.2. 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.
- 8.3. 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.

9. RECOMMENDATIONS

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