

<b>Report to:</b>	<b>STRATEGIC PLANNING AND CAPITAL MONITORING PANEL</b>
<b>Date:</b>	22 September 2022
<b>Executive Member:</b>	Councillor Leanne Feeley – Executive Member (Education Achievement & Equalities) Councillor Jacqueline North– First Deputy (Finance, Resources and Transformation)
<b>Reporting Officer:</b>	Tim Bowman, Director of Education (Tameside and Stockport) Nick Fenwick, Interim Director of Place
<b>Subject:</b>	<b>EDUCATION CAPITAL PROGRAMME</b>
<b>Report Summary:</b>	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 to Cabinet as set out in the report.
<b>Recommendations:</b>	That the Strategic Planning and Capital Monitoring Panel recommend to Executive Cabinet to note the updates on the approved Education Capital Schemes within the report.
<b>Corporate Plan:</b>	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.
<b>Financial Implications:</b> <b>(Authorised by the statutory Section 151 Officer &amp; Chief Finance Officer)</b>	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.  <b>Appendix 1</b> includes details of all current schemes, which have been previously approved.
<b>Legal Implications:</b> <b>(Authorised by the Borough Solicitor)</b>	This report provides Members with an update on the progress made on the education capital projects so that Members can be appraised as to any delays and cost issues together with confirmation where projects have been successfully completed.  The report is not seeking any decision in relation to the projects as they are subject to individual due diligence, governance and decision making. Clarity is required in respect of the significant new school project Hawthorns regarding bid to the Football Foundation and how this will interact with the school build contract as it will not be possible to have two contractors on site.
<b>Risk Management:</b>	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 Susan Keymer, Capital Projects Manager.



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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 to seek 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:
- 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 table below provides details on the funding available for Basic Need and the total of approved schemes.

<b>Basic Need Funding</b>	<b>Amount £</b>
Funding Brought Forward	16,400,465
2022/23 Allocation	6,777,120
<b>Total Funding Available</b>	<b>23,177,585</b>
Approved Schemes	4,853,690
Hawthorns Provisionally Approved	12,462,200
<b>Unallocated Funding</b>	<b>5,861,695</b>

- 2.4. Plans will continue to be developed with schools to utilise the unallocated funds to provide additional capacity requirements.
- 2.5. **School Condition Grant Funding** – Maintaining and improving the condition of school buildings. Full details of existing and proposed schemes are set out in **Appendix 1**.
- 2.6. The table below provides details on the funding available for School Condition and the total of approved schemes.

<b>School Condition Allocation (SCA) Funding</b>	<b>Amount £</b>
Funding Brought Forward	1,144,720
2022/23 Allocation	1,545,070
Contributions from Schools	252,000

<b>Total Funding Available</b>	<b>2,941,790</b>
Approved Schemes	2,934,740
<b>Unallocated Funding</b>	<b>7,050</b>

- 2.7. 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
	<b>Total</b>		<b>252,000</b>

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

- 2.8. **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. For 2022/23 the total for Tameside schools is £325,584 and £173,874 for Voluntary Aided schools.
- 2.9. **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	129,910
<b>Unallocated Funding</b>	<b>0</b>

- 2.10. **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), this is not time limited. Full details of existing and proposed schemes are set out in **Appendix 1**.
- 2.11. The table below provides details on HNPCA funding available and the total of the approved schemes.

High Needs Provision Funding	Amount £
Funding Brought Forward	998,150
2022/23 Allocation	3,704,000
<b>Total Funding Available</b>	<b>4,702,150</b>

Approved Schemes	300,415
<b>Unallocated Funding</b>	<b>4,401,735</b>

- 2.12. **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: Link covered walkway between main school and new 4-classroom block. RAG STATUS: COMPLETED**  
 Programme: Works completed over the summer holidays.  
 Budget: £144,125 Approved  
 Remaining Issues: None
- 3.5. **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. This DoV will cover both the red line boundary queries and the accommodation changes. A draft DoV has been circulated and sign off is scheduled for September.

Budget: £614,540 total remaining budget for the deed of variation 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.

Remaining Issues: A separate Executive Decision Notice will be produced to enter into the contract to build the new entrance when final costs are known but this cannot be produced until agreement is reached on the Deed of Variation for the changes to the accommodation.

- 3.6. **Aldwyn: Completion of External Play Areas. RAG STATUS: GREEN**  
 Programme: Scheduled to complete by October half term.

Works need to be undertaken on the rear playground to compensate for play space lost with the new building extension footprint. Significant drainage work is required and the relocation of the security fence.

Budget: £247,000

A programme of works is awaited from the LEP which are expected to be completed by October half term. Planning permission has been granted for the relocation of the fence line.

- 3.7. **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 concentrating on

extending PE and dining facilities. Phase 1 and 2 are almost complete. Phase 1 of the scheme was to remodel two classrooms into a fitness studio and dance studio to support additional places at the school. Phase 2 of the scheme is to remodel and refurbish five science labs and the associated prep room and remodel existing changing rooms and gym. Phase 3 is scheduled to be complete by the end of 2022/23 school year to ensure the impact of the work is minimised to existing students.

Budget: £1.990m approved.

Remaining Issues: Further phases of work at the school will follow governance procedures to recommend grant agreements.

**3.8. Denton Community College: Provision of 6-classroom modular teaching block, internal remodelling and associated works. RAG STATUS: GREEN**

Programme: The remaining works 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 were completed over the summer holidays.

Budget: £288,000 previously approved

Remaining Issues: None.

**3.9. 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.

The planning application for the new school was submitted in July 2022 and a decision is expected in October 2022. In the meantime work continues on finalising the detailed design.

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 continue. Panel at its meeting in July 2022 approved the appointment of a specialist consultant to submit a bid to the Football Foundation for the proposed full-sized grass football pitch alongside a 3G synthetic turf pitch both available to the school during school hours.

Budget: £13m provisionally approved at June 2021 Executive Cabinet.

Remaining Issues: Bid to the Football Foundation. A further detailed report will be made to Executive Cabinet with detailed final costings for the school to enable a contract to be entered into.

**3.10. 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

**3.11. 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.

#### **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. **Arles Primary School Stalybridge – Full rewire. RAG STATUS: COMPLETED**  
Programme: The rewire was completed on schedule over the summer  
Budget: £389,000. Previously approved.  
Remaining Issues: None
- 4.9. **Broadbent Fold Primary: Roof replacement. RAG STATUS: COMPLETED**  
Programme: the works were completed in July 2022. There was a slight delay during construction due to bad weather conditions.  
Budget: £421,000 previously approved.  
Remaining Issues: None
- 4.10. **Corrie Primary School – Heating system failure. RAG STATUS: COMPLETED**  
Programme: At its July meeting, Executive Cabinet approved £28,500 as a contribution to the cost of repairing the school's heating system which had failed following an underground leak.  
Budget: £28,500 previously approved

Remaining Issues: None

- 4.11. **Gee Cross Holy Trinity CE Primary: Gable end/roof works. RAG STATUS: AMBER**  
Programme: A much larger scheme than was originally envisaged was agreed in principle by Executive Cabinet in July 2022. The scheme has expanded from the original works to the gable end to now encompass replacement of the life-expired flat roof over the admin and toilet areas. 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.  
Budget: £270,000 approved in July 2022.  
Remaining Issues: Rescheduling of gable end and roof works once costs are agreed.
- 4.12. **Milton St John's CE Primary: Secure entrance extension design. RAG STATUS: COMPLETED**  
Programme: Design works were completed spring 2022  
Budget: £19,600 approved.  
Remaining Issues: None
- 4.13. **Milton St John's CE – Secure entrance extension. RAG STATUS: GREEN**  
Programme: Completion of the new secure entrance by December 22.  
Budget: £240,000 previously approved  
Remaining Issues: None
- 4.14. **Oakdale Primary School – Intruder alarm systems. RAG STATUS: GREEN**  
Programme: Summer 2022  
Budget: £90,000 approved July 2022.  
  
Intruder alarm on track for completion over the summer break  
Remaining Issues: None
- 4.15. **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. Emergency electrical works have been completed over the summer holidays at a cost of £8,000.  
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, although, surveyors from the DfE conducted a further site visit on 3 August. We await further feedback from the DfE.
- 4.16. **St Anne's Denton secure entrance extension. RAG STATUS: GREEN**  
Programme: Panel and Executive Cabinet agree in July 2022 additional funding to ensure this scheme could go ahead to resolve long-standing safeguarding and disabled access problems by building an extension at the front of the school. Planning permission has previously been obtained.  
Budget: £373,000 approved plus £137,000 contribution from the school.  
Budget: Final costs will be £510,000 including a contribution of £137,000 approved July 2022.  
Remaining Issues: Entering into a contract with the LEP and agreeing a building programme with the school and LEP. It is expected that a start on site will be made by the end of the autumn term with completion during the summer of 2023.
- 4.17. **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. An Asbestos survey took place during June 22 with a result that no asbestos needed removing.

**4.18. St John’s CE, Dukinfield – Early Years Department – Major floor replacement. RAG STATUS AMBER**

Programme: As reported to the July meeting of Panel there are problems with floors in this area of school caused by significant damp. The first phase of the repairs to the toilet areas has been completed at a cost of £45,600. Prices are awaited for the remaining areas to be treated.

Budget: £150,000 approved July 2022.

Remaining Issues: Scheduling of the remaining floor repairs and removal of double mobile used as temporary accommodation.

**4.19. Stalyhill Infants: Drainage. RAG STATUS: COMPLETED**

Programme: Major repairs to the drainage system was completed over the summer holidays.

Budget: £35,200 previously approved.

Remaining Issues: None.

**4.20. 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. An asbestos survey was carried out in June 22 where significant asbestos was detected. Costs have now been received for the asbestos removal of £14,422.60 which are contained within the original budget estimate previously approved. Asbestos removal works were carried out during August 2022.

**4.21. 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. Works to the reception area were completed over the summer holidays.

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

Remaining Issues: Rescheduling of the works in relation to the internal remodelling. Await further feedback from school.

**4.22. 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

**4.23. Condition Surveys – Resurvey of 20% of schools. RAG STATUS: AMBER**

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

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

Programme: As and when required  
Budget: £5,800 previously approved.  
Remaining Issues: None

4.25. **Air Conditioning Systems at Lyndhurst, Ravensfield and Aldwyn Schools. RAG STATUS: AMBER**

Programme: Summer 2022. Because of protracted delivery times, the original programme to carry the works out over the summer could not be achieved. The works will now take place during the Autumn term.

Budget: £100,000 previously approved. Tenders have now been received at a total cost of £52,000. On completion of the work, the remaining budget will be returned to the general SCA budget.

Remaining Issues: Scheduling of the works.

**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 any proposed changes to scheme funding.

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

Programme: Alterations to create sixth form provision. Two phases of work have already been completed. The next phase, Phase 3a is the conversion of a Rayner Stephens Food Tech Room to create additional accommodation for Cromwell, this was completed over the summer holidays. Phase 3b will be the reinstatement of a disused Rayner Stephens toilet block for Cromwell use.

Budget: £231,600 approved July 2022 (£108k from special provision and £124k from High Needs Provision).

Remaining Issues: Further development of potential Phase 3b option.

**6. HIGH NEEDS PROVISION CAPITAL FUND**

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

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

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.

Budget: £77,000 approved July 2022.

Remaining Issues: Agreement on final costs with the PFI operator and carrying out of the scheme during the Autumn term.

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 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. As an academy, this funding is subject to a grant agreement and we are awaiting the grant agreement to be signed by the

Epworth Trust to release the funding.  
Budget: £23,000 previously approved.  
Remaining Issues: Completion of grant agreement.

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

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 was provided in the former nursery building at Wildbank. Some minor internal alterations took place. The main works involved 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 and this was completed over summer 2022.

Budget: £60,000 previously approved.

Remaining Issues: None

## 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.

## 9. **RECOMMENDATIONS**

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