

**Report to:** **STRATEGIC PLANNING AND CAPITAL MONITORING PANEL**

**Date:** 16 March 2023

**Executive Member:** Councillor Leanne Feeley – Executive Member (Education Achievement & Equalities)  
Councillor Jacqueline North– First Deputy (Finance, Resources and Transformation)

**Reporting Officer:** Julian Jackson, Director of Place  
Jane Sowerby, Assistant Director of Education

**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 to Cabinet as set out in the report.

**Recommendations:**

1. That the Strategic Planning and Capital Monitoring Panel recommend to Executive Cabinet to APPROVE:
  - i) The addition of £667,612 2022/23 additional Devolved Formula Capital grant to the capital programme as detailed in paragraph 2.10 to the programme in 2023/24.
  - ii) The Section 106 contributions totalling £529,205.04 as detailed in paragraph 2.16 are approved to finance Education Capital Schemes.
  - iii) The proposed estimate of £1,400,000 School Condition Grant for 2023/24 is added to the programme as detailed in paragraph 4.21. The final amount of grant will be updated on receipt of the final confirmation of the grant.
  - iv) The 2023/24 School Condition grant is allocated to the projects detailed in the table at paragraph 4.29.
  - v) The addition of £20,000 school contributions to the capital programme in 2023/24 as detailed in paragraph 4.30, subject to the confirmation of School Condition Grant as per recommendation (ii).
  - vi) The allocation of £150,000 from High Needs Provision Fund for Oakdale School as detailed in paragraph 6.4 to be added to the programme in 2023/24.
  - vii) The allocation of £720,000 from High Needs Provision Fund for the New Bridge Academy Trust as detailed in paragraph 6.5 to be added to the programme in 2023/24.
  - viii) An allocation of £70,414 from High Needs Provision Fund for St James’ Church of England Primary School as detailed in paragraph 6.6 to be added to the programme in 2023/24.

- ix) A grant agreement for £70,414 is agreed with the Forward as One Academy Trust as detailed in paragraph 6.6 to provide 10 resourced pupil places at St James' Church of England Primary School, Ashton from September 2023.
2. That the Strategic Planning and Capital Monitoring Panel recommend to Executive Cabinet to NOTE:
- i) Lyndhurst Primary and Ravensfield Primary – Air Con units (£11,000) to be returned to the unallocated school condition fund and (£20,000) removal of school contributions as detailed in paragraph 4.15.
  - ii) The addition of £203,210 Direct Revenue Funded projects to the capital programme as detailed in paragraph 2.11.
  - iii) The use of £30,000 contingency to support asbestos removal and fire compartmentalisation at Stalyhill Juniors (as part of the works required for the decarbonisation schemes) as detailed in paragraph 4.14.
3. That a report is produced for April Executive Cabinet to agree the funding, scope and contract for Hawthorns to enable it to be delivered.

**Corporate Plan:**

Schemes for 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. Updates on these schemes will be included in the Place Capital Programme report.

**Financial Implications:  
(Authorised by the statutory  
Section 151 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.

To date the confirmation of the 2023/24 School Condition grant has not been received. This is an annual formulaic grant and it is estimated that £1.4m will be received for 2023/24. As set out in recommendation 3, it is requested that this be added to the programme in 2023/24 to allow Summer 2023 Term schemes to begin as soon as possible to ensure urgent works can be delivered. To also support these scheme of works it's requested that the school contributions are also added to the 2023/24 programme.

The utilisation of S106 monies as detailed in paragraph 2.16 will allow additional availability of grant funding streams to be allocated to relevant capital schemes.

As detailed in paragraph 3.4, works need to be recalculated for the secure front entrance at Alder High School which could result in increased costs. If the recalculated amount is higher than the budget available, additional governance will be required to agree any increased amount required.

The estimated increased cost of £5m for the new building for Hawthorns School as detailed in paragraph 3.7 will need to be fully reviewed to ensure value for money. Further governance will be required to secure any additional funding required. There is sufficient funding unallocated to support this estimated increase across Basic Need and High Needs Special Provision.

As detailed in paragraph 3.10, the agreement with the Discovery Academy states the space being adapted will need to be reinstated on cessation of the lease. A future financial commitment is probable and provision will need to be made for this.

There has been a significant increase in the costs for St Anne's secure entrance as detailed in paragraph 4.11. It is recommended that the project is completely revisited to ascertain if a more affordable solution can be found.

There is sufficient grant funding available for recommendation 7 requesting approval of £720k for additional provision for Hawthorns School. As stated in paragraph 6.5 work is still at an early stage of planning with a number of options being considered. Full consideration for the most appropriate option is required to ensure value for money along with information on the long term implications of this investment as this could present additional costs. At this stage it is recommended that provisional approval is given for this scheme to ring-fence the funding but further details are provided on the most appropriate option through further governance.

Where a grant agreement is to be put in place, the amount requested for approval in this report should be the maximum amount paid. It will need to be made clear in the grant agreements that this is the case and any additional costs would need to be met by the relevant Trust.

The Council has limited resources available to fund Capital Expenditure and the current capital programme is fully allocated to Council priorities.

Although the majority of the Capital programme is funded from specific grants, £15,400,000 is to be funded from capital receipts, and the Council needs to be reassured that there is timely and pro-active disposal of these assets and that the actual receipts are in line with projections.

Given the current pressures on the revenue budget, the Council is not considering any new capital schemes at the moment unless they are fully grant funded or supported by a robust and affordable business case which has been subject to separate Member approval. There will be a revenue cost for any new capital

schemes that are not fully funded from alternative sources and the implications of this will need to be carefully considered, given the significant pressures on the revenue budget.

**Legal Implications:**  
**(Authorised by the Borough Solicitor)**

The Council has a statutory duty under the Education Act 1996 to provide and maintain education facilities and to secure sufficient and suitable pupil places in primary and secondary schools for children and young people. This function is supported by various funding streams as set out in the main body of the report.

This report provides Members with details in relation to the funding and also an update on progress being made on the various capital projects.

In addition, the Panel, whilst not being a decision maker in relation to the individual projects, is being asked to make recommendations to Cabinet to approve various funding provisions for the Education Capital Programme after having carefully considered the contents of the report and the financial implications.

**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 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 approval for 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	5,083,690
Hawthorns Provisionally Approved	12,462,200
<b>Proposed Changes:</b>	
Section 106 (see paragraph 2.16)	(467,340)
<b>Unallocated Funding</b>	<b>6,099,035</b>

- 2.4. Plans will continue to be developed with schools to utilise the unallocated funds to provide additional capacity requirements. In line with Council priorities, the focus of this is likely to be specialist places for pupils with additional needs.
- 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	242,000
<b>Total Funding Available</b>	<b>2,931,790</b>
Approved Schemes	2,901,740
<b>Unallocated Funding</b>	<b>30,050</b>
<b>Proposed Changes:</b>	
Lyndhurst and Ravensfield air con (see paragraph 4.15)	(31,000)
Section 106 (see paragraph 2.16)	(48,590)
<b>Unallocated Funding if proposals approved</b>	<b>109,640</b>

- 2.7. Schools contribute towards all school condition schemes as required by the School Condition Contribution Protocol agreed by the Schools Forum in September 2020. For 2022/23 this currently amounts to £242,000 for the following schools:

<b>School No.</b>	<b>School</b>	<b>Project</b>	<b>Amount £</b>
2019	Stalyhill Junior School	Boiler 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
3000	Gee Cross Holy Trinity CE Primary	Gable end/Roof works	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>242,000</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. There is a reduction in school contributions of £20,000 due to the Air Con projects for Ravensfield Primary and Lyndhurst Primary no longer going ahead (see paragraph 4.15).
- 2.9. **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 and schools arrange these works directly. For 2022/23 the total for Tameside schools is £325,584 and £173,874 for Voluntary Aided schools.
- 2.10. On 6 December 2022, the Government announced additional capital funding for DFC for 2022/23. The total additional allocation for Tameside schools is £667,612 and £375,072 for Voluntary Aided schools.
- 2.11. As discussed in paragraph 2.9, schools may undertake their own capital projects which they fund from revenue (as a revenue contribution to capital). It is proposed that £203,210 is added to the capital programme for 2022/23.

- 2.12. **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**.

<b>Special Provision Allocation Funding</b>	<b>Amount £</b>
Funding Brought Forward	129,910
Approved Schemes	129,910
<b>Unallocated Funding</b>	<b>0</b>

- 2.13. **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**.
- 2.14. The table below provides details on HNPCA funding available and the total of the approved schemes.

<b>High Needs Provision Funding</b>	<b>Amount £</b>
Funding Brought Forward	998,150
2022/23 Allocation	3,704,000
<b>Total Funding Available</b>	<b>4,702,150</b>
Approved Schemes	950,415
<b>Unallocated Funding</b>	<b>3,751,735</b>
<b>Proposed Changes:</b>	
Oakdale School (see paragraph 6.4)	150,000
Hawthorns Additional Provision (see paragraph 6.5)	720,000
St James' Church of England Primary School (see paragraph 6.6)	70,414
Section 106 (see paragraph 2.16)	(13,270)
<b>Unallocated Funding if proposals approved</b>	<b>2,824,591</b>

- 2.15. **Section 106 Developer Contributions** - 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. Since the previous meeting in November 2022, further work has taken place to identify other Section 106 amounts. The following table proposes to allocate Section 106 monies already received from developers to particular historic schemes to create additional school places. In effect, this will mean that the Section 106 contributions will “top up” the remaining Basic Need, High Needs provision or School Condition budget.

Planning Reference	Amount £	Fund	Scheme
12/00922/FUL	11,820.32	High Needs	Contribution towards establishing a resource base at Rosehill Methodist Primary Academy.
08/00244/FUL	1,450.82	High Needs	Contribution towards establishing a resource base at Rosehill Methodist Primary Academy.
15/00081/OUT	48,590.00	School Condition	Contribution towards the maintenance costs at Russell Scott.
11/00669/OUT	59,370.00	Basic Need	Contribution towards additional places at St Johns Dukinfield C of E Primary.
18/00259/FUL	42,039.95	Basic Need	Contribution towards additional places at Rayner Stephens High School.
18/00818/FUL	48,937.40	Basic Need	Contribution towards additional places at Alder High School.
17/00794/FUL	18,101.61	Basic Need	Contribution towards additional places at Denton Community College.
18/00487/OUT	298,894.94	Basic Need	Contribution towards additional places at Aldwyn Primary School.
	<b>467,343.90</b>	<b>Total Basic Need S106 Receipts</b>	
	<b>13,271.14</b>	<b>Total High Needs S106 Receipts</b>	
	<b>48,590.00</b>	<b>Total School Condition S106 Receipts</b>	
	<b>529,205.04</b>	<b>Total S106 Receipts</b>	

2.17. Further Section 106 monies have been identified to the amount of £158,052.77. Work is being undertaken to allocate these funds to appropriate capital projects.

### 3. BASIC NEED FUNDED SCHEMES

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, special schools and specialist places in mainstream 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 High School: Secure front entrance. RAG STATUS: RED**

Programme: The Deed of Variation is currently with the Lenders in relation to the Commercial Gym and Godley Green Project for sign off. This process has impacted immensely on the delivery of the secure front entrance works. The SPV are approaching the Lenders to ask that now this stage has been reached, if the process can restart for this project. If agreed, firstly, the works will need to be recalculated due to inflation of costs on fees, building materials and labour. A new Deed of Variation will be required to cover this project and the modular classrooms that have already been completed. This should be a fairly straightforward process. It is envisaged that the enabling works for the front entrance will be undertaken prior to school starting the summer break to ensure that the works are complete by school return in September 2023.

Budget: £614,540 approved.



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.

3.5. **Aldwyn Primary School: Completion of External Play Areas. RAG STATUS: COMPLETED**

Programme: Works completed Mid December.

Budget: £247,000 approved.

Remaining Issues: Final snagging works to be undertaken but dependant on weather conditions.

3.6. **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. Phase 1 and 2 of the works are complete. 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. The school will tender for the remaining work to improve the toilets and food technology facilities in the spring/summer terms, with work to be undertaken over the summer holidays.

Budget: £1,990,000 approved.

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

3.7. **Hawthorns Primary Academy: New school building. RAG STATUS: AMBER**

Programme: The Project team are currently producing designs to RIBA Stage 4 which is a design package ready to go out to tender.

The planning application for the new school was submitted in July 2022 and approval was granted on 21 December 2022.

Following the granting of planning, the LEP are working on an updated cost plan which will include additional works that are needed to ensure planning conditions are met. Once the cost plan is received, this will require scrutiny on an intelligent client basis and support to do this is currently being considered by the Capital Projects Team who will then commission the work. The last updated cost plan indicated that costs have risen substantially since Executive Cabinet agreed the original budget of £13,000,000. Whilst these are not final costs as these have still to be formally agreed and do not yet have formal governance, the current projected cost is £18,000,000. This increase is in line with the inflationary pressures that the whole of the building sector is facing but it is hoped that scrutiny of the cost plan and potential value engineering will ensure value for money. A further report will be brought to Executive Cabinet when the final cost plan is received to ensure governance for the scheme. There is currently sufficient unallocated Basic Need Funding to cover this gap.

Budget: £13,000,000 provisionally approved at June 2021 Executive Cabinet.

Remaining Issues: A separate Executive Decision Notice will be produced to enter into the contract when final costs are known.

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

Programme: A refurbishment of the science labs has been completed and a grant agreement is being drawn up to cover the expenditure incurred which is £76,636.10.

The school have received planning permission for an Arts/Drama/Music and PE Building. This is currently out to tender and is at Stage 3 design. This will be the cost for the remainder of the council funding. Once the tendering process is complete, a grant agreement will be agreed with the Trust.

Budget: £1,300,000 approved.

Remaining Issues: Finalisation of grant agreement.

3.9. **St Thomas More: Contribution to provide Artificial Sports Pitch: RAG STATUS: GREEN**

Programme: St Thomas More RC College has been identified as a site for the construction of an artificial pitch as part of the Tameside Playing Pitch Strategy. Works have begun with the FA and Football Foundation on planning for the project which is still in its early stages. The football foundation is able to fund the majority of the cost of the planning and construction of the pitch. The school now has the matched funding needed through fundraising and other funding streams. Work is expected to commence in the new financial year.

Budget £120,000 contribution approved.

Remaining Issues: None

3.10. **Thomas Ashton: Additional Classrooms within Discovery Academy. RAG STATUS: Amber**

Programme: Adaptations of a further two classrooms at Discovery for the use of Thomas Ashton School. Scope of works has now been agreed with the Discovery Academy. Works are scheduled to be undertaken during February half term. There will be a future financial commitment to this adaptation as the agreement with the Academy is that the rooms will be reinstated to the original design and condition.

The Pupil Support Service classroom that occupied the space at Discovery Academy have now moved to Corrie Primary School to facilitate this additional space for Thomas Ashton.

Budget: £110,000 approved.

Remaining Issues: None

#### 4. **SCHOOL CONDITION FUNDED 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. A considerable amount of asbestos removal and reinstatement of fire compartmentalisation at Stalyhill Juniors of £30,000 have been funded from contingency. The contingency budget now stands at £120,000, which will be carried forward into 2023/24.

4.6. An allocation of £45,000 for TMBC project management costs in relation to SCA schemes was approved at March 2022 Panel and Cabinet and has been allocated against across the SCA schemes in the programme for 2022/23.

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. **Gee Cross Holy Trinity CE Primary: Gable end/roof works. RAG STATUS: AMBER**  
Programme: Due to the adverse weather conditions, works were delayed, the roof was completed end January and the windows to be completed over February half term.  
Budget: £280,000 approved.  
Remaining Issues: None.
- 4.9. **Milton St John's CE: Secure entrance extension. RAG STATUS: COMPLETE**  
Programme: All works completed, awaiting final invoices.  
Budget: £240,000 approved.  
Remaining Issues: None.
- 4.10. **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: Priority remedial works are continuing to be undertaken in agreement with the school as and when required.  
Budget: £49,500 approved.  
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 and has been successful for a complete rebuild of the school.
- 4.11. **St Anne's Denton: Secure entrance extension. RAG STATUS: RED**  
Programme: Additional funding was agreed in July 2022 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, total budget £510,000.  
As previously reported, Due to the withdrawal of the main contractor, the project has had to be re tendered which has led to significant delays. The revised tender has been received and the costs have increased to around £560,000. The original scheme was envisaged to be a 50 / 50 split between the school and the Council but the current scheme now means that a contribution of over £400,000 is required from the Council. Another factor is that the school building is rented from the Church.  
Remaining Issues: it is recommended that the project is completely revisited to ascertain if a more affordable solution can be found.
- 4.12. **St John's CE Dukinfield: Boiler replacement and decarbonisation measures. RAG STATUS: GREEN**  
Programme: The Director of Education has agreed a virement of funds to the decarb works at Stalyhill Juniors of circa £6,000.  
Budget: £160,000 approved and £6,000 virement approved by the Director of Education.  
Remaining Budget £154,000 (included within the Place Capital Programme).  
Remaining Issues: None.
- 4.13. **St John's CE, Dukinfield: Early Years Department – Major floor replacement. RAG STATUS COMPLETE**  
Programme: The works have all been completed. The mobile classroom was scheduled for removal at February half term.  
Budget: £190,000 approved  
Remaining Issues: None.
- 4.14. **Stalyhill Junior School: Boiler replacement and decarbonisation measures. RAG STATUS: GREEN**  
Programme: Due to the considerable amount of asbestos removal and reinstatement of fire compartmentalisation, it is estimated further funding is required from the School condition contingency fund of circa £30,000 as agreed by the Director of Education and a virement of

funds from the St Johns CE decarb works of circa £6,000. Actuals are not available at present.

Budget: £140,000 approved and £36,000 approved by the Director of Education. Remaining Budget £176,000 (included within the Place Capital Programme).

Remaining Issues: None.

4.15. **Air Conditioning Systems at Lyndhurst, Ravensfield and Aldwyn Schools. RAG STATUS: COMPLETE**

Programme: Installation at Aldwyn was completed at end of December 2022. Works cancelled for Lyndhurst and Ravensfield as schools no longer require the system due to room change of use. Budget returned to the unallocated School Condition fund £11,000 and £20,000 reduction to the capital programme for school contributions.

Budget: £54,000 approved.

Remaining Issues: None.

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

Programme: Asbestos Management Surveys have been issued to schools. Rooms that were inaccessible at the time of the survey must be presumed to have asbestos present. The schools are responsible for the management of any asbestos on site, maintaining the asbestos register and any associated works. An R&D Asbestos Survey will be undertaken as part of all condition works at schools. Any asbestos identified in the immediate area of the works will be removed as part of the project.

Budget: £43,000 approved.

Remaining Issues: None.

4.17. **Condition Surveys: RAG STATUS: GREEN**

Programme

It is intended to undertake 20% of the school portfolio during 2023/24 based on the higher ranking priority works as detailed in the last condition surveys undertaken during 2019 with exception of identified priority works that have been put forward for completion in 2023/24.

Budget: £62,000 approved.

Remaining Issues: None.

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

Programme: As and when required

Budget: £5,800 approved.

Remaining Issues: None.

**CONDITION SCHEMES 2023/24**

4.19. Using the independent surveys of the condition of school buildings as a basis a number of urgent schemes are indicated as required for 2023/24.

4.20. Condition-related works are funded by a central government grant – the School Condition Allocation (SCA). Unfortunately the amount of grant available for 2023/24 is not announced by central government until later in the year.

4.21. The SCA is a formulaic annual grant and is based upon school pupil numbers. It is anticipated that the grant allocation for Tameside for 2023/24 will be £1,400,000. Therefore, Panel is asked to recommend to Executive Cabinet that the schemes outlined below are approved subject to the receipt of the estimated allocation of £1,400,000.

4.22. In order for schemes to be carried out over Easter and summer 2023, progress in designing and tendering schemes needs to be carried out before the grant announcement is made.

4.23. Strategic Planning and Capital Monitoring Panel is requested to recommend to Executive Cabinet that the schemes in the table at paragraph 4.29 are approved. At the time of writing

the likely costs are high level only as design work is on-going and tenders have not yet been obtained. It is requested that Panel recommend to Executive Cabinet that the Assistant Director of Education be authorised to vire amounts between schemes within the total amount of SCA funding received. The following paragraphs list, in priority order, the schemes that will need to be funded from 2023/24 SCA and the remaining unallocated SCA from previous years.

**4.24. Project Management Costs**

To cover the Council's costs of project management of the various schemes over 2023/24, it is recommended that £45,000 be allocated from 2023/24.

**4.25. Contingency**

To cover unforeseen and any emergency works that arise throughout the year it is recommended that £150,000 be held in a contingency fund. £120,000 of contingency remains from 2022/23 at the time of writing and it is recommended that £30,000 be allocated from 2023/24 to bring this amount back to £150,000.

**4.26. Oakdale Primary School: Fire stopping and Fire alarm systems.**

Works were completed during summer 2022 on the intruder alarm. Unfortunately the replacement of the fire alarm could not take place as a fire stopping survey had not been undertaken. Time constraints were also an issue. Both the fire stopping and fire alarm works need to be completed at the same time and further funding would need to be requested.

It was agreed that these works would need to be reprogrammed for 2023/24 and the unallocated budget returned to the School condition fund. The school contributed £10,000 towards phase 1 works in 2022/23. The Fire stopping survey is now underway but enabling works may need start during the Easter holiday to ensure that all works are completed by September 2023.

Panel is asked to recommend to Executive cabinet the allocation of £250,000 of 2023/24 SCA to this scheme being a high level estimate of costs for the fire stopping and replacement fire alarm system.

**4.27. Broadbent Fold Primary School: Electrical rewire and Asbestos removal**

These works have been identified as priority condition works that need to be undertaken during 2023/24. To date, the electrical rewire and asbestos removal surveys have been undertaken. Phase 1 of the Asbestos removal works need to commence during the Easter break, phase 2 during May half term and, ideally, the rewire will commence at the same time. The majority of the rewire to be completed during the summer, remaining works will be by October 2023.

Panel is asked to recommend to Executive cabinet the allocation of £450,000 of 2023/24 SCA to this scheme being a high level estimate of costs for the re-wire along with the costs of asbestos removal and redecorating as required.

**4.28. Corrie Primary: Replacement roof**

It was identified in the last condition survey that the whole roof needs upgrading due to its increasing deterioration. To date, a roof survey has been undertaken to determine the varying conditions of the roofs. Works would need to commence at May half term for completion over summer, subject to weather conditions.

Panel is asked to recommend to Executive cabinet the allocation of £500,000 of 2023/24 SCA to this scheme being a high level estimate of costs for a partial roof replacement. The remaining roofs would need to be factored into the priority works required within 2024/25 dependant on the SCA and other priority projects.

**4.29. The following table summarises the above. Priority Scheme Estimated Costs**

Priority	Scheme	Estimated Costs £
1	Project Management Costs	45,000
2	Top up remaining contingency to £150,000	30,000
3	Oakdale fire stopping and fire alarm system	250,000
4	Broadbent Fold Asbestos removal and Electrical rewire	450,000
5	Corrie Roof works	500,000
	<b>TOTAL</b>	<b>1,275,000</b>

- 4.30. Schools will contribute towards all school condition schemes. Discussions will be held with schools to confirm their contributions and how they plan to finance it before commencement of the scheme. The following table summarises school contributions subject to receipt of the SCA:

School No.	School	Project	Amount £
2025	Broadbent Fold Primary	Electrical rewire and Asbestos removal	10,000
2058	Corrie Primary School	Roof replacement	10,000
		<b>TOTAL</b>	<b>20,000</b>

- 4.31. The estimated SCA available is £109,640 unspent allocation from 2022/23 and £1,400,000 2023/24 allocation, totalling £1,509,640. The above schemes would be funded by £1,255,000 SCA and £20,000 of school contributions.

## 5. SPECIAL PROVISION FUNDED SCHEMES

- 5.1. **Appendix 1** provides a financial update of the current Special Provision funded projects, including any proposed changes to scheme funding.
- 5.2. **Cromwell School: Phase 3 Alterations. RAG STATUS: COMPLETE**  
 Programme: All works complete  
 Budget: £231,600 approved (£108k from Special Provision and £124k from High Needs Provision).  
 Remaining Issues: None.

## 6. HIGH NEEDS PROVISION FUNDED SCHEMES

- 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: The Deed of Variation is currently with the Lenders in relation to the Commercial Gym and Godley Green Project for sign off. The SPV are approaching the Lenders to ask that now this stage has been reached, if the process can restart for the new toilet and showering area. If agreed, the project would need to be repriced and a Deed of Variation would need to be completed. Due to the works only being able to be completed outside of school hours, the earliest date for completion would be May bank holidays otherwise it may have to be rescheduled for summer 23.  
 Budget: £77,000 approved.  
 Remaining Issues: None

**6.3. Longdendale High School: Accommodation to establish a 15 place resource base.  
RAG STATUS: GREEN**

Programme: An initial budget of £650,000 was agreed following the last meeting of the Strategic Planning and Capital Monitoring Panel to support the Stamford Park Trust to establish a resource base at Longdendale High School. A feasibility study has been carried out by the Trust which will cover a new demountable building on the school site to cater for up to 15 children with Education, Health and Care Plans. The Trust are currently consulting on establishing the resource base and are progressing plans that will be the subject of an application for planning permission. The work will be funded through a grant agreement and this will be dependent on the Trust formally submitting a business case to the Education and Skills Funding Agency to establish a resource base, undertaking the required public consultation and obtaining the relevant planning permissions.

Budget: £650,000 approved.

Remaining issues: Signing the grant agreement once the Trust formally submitted a business case to the Education and Skills Funding Agency to establish a resource base, undertook the required public consultation and obtained the relevant planning permissions.

**6.4. Oakdale School: Refurbishment within existing areas of school to create additional teaching spaces.**

Oakdale are currently working with the Capital Projects Team to identify where internal space within the school can be remodelled to provide accommodation for anticipated additional pupils. It is forecast that the school will need to take 14 more pupils by September 2025 which will require two new classrooms. The final scheme is currently being reviewed by the school and the LEP will then be able to finalise quotes for the work

Panel is asked to recommend to Executive cabinet the allocation of £150,000 of the 2023/24 High Needs Provision Fund to this scheme being a high level estimate of costs for the internal refurbishment to create additional teaching spaces.

**6.5. Hawthorns School additional provision**

Plans are being finalised for the new Hawthorns building that will accommodate 220 children with Education, Health and Care Plans. The school have already established satellite provision at Wild Bank Primary School and Discovery Academy as their current school site at Lumb Lane is not big enough for all the pupils who are registered at the school.

There is demand for the 220 places from this September but the school only have accommodation for 190 children across their current operating sites. Therefore the New Bridge Trust have put forward proposals to establish additional accommodation to support this. There are a number of temporary options being considered including demountables on the Lumb Lane site, on the Wild Bank site; on the Samuel Laycock site or a combination of the sites. Whilst work is at an early stage of planning, the Trust have established that 4 demountables will cost a maximum of £720,000 to become operational for September. It is therefore requested that a budget of £720,000 be allocated to the project and a grant agreement is agreed up to a maximum of £720,000 once the scheme is agreed. The exact amount and full details of the scheme will be brought to the next meeting of the Strategic Planning and Capital Monitoring Panel.

Panel is asked to recommend to Executive Cabinet the allocation of £720,000 of the 2023/24 High Needs Provision Fund to this scheme being a high level estimate of costs for the demountable classrooms to create additional teaching spaces.

**6.6. St James' Church of England Primary School, Ashton Resource Base proposal**

In line with the SEN Sufficiency Report, there is a current proposal to increase specialist resource provision at St James' Church of England Primary School. Data projections indicate that over the next 10 years, Tameside will see growth of 260% in the number of Education, Health and Care Plans.

St James' Primary School is an academy school in Ashton and part of the Forward as One Academy Trust. The school expressed an interest in establishing a resource base and the Head of SEND has worked with the school to agree the proposal.

The resource base will be a 10 place unit for primary aged children with communication and interaction needs from September 2023. The school has identified accommodation within the site that can be remodelled and used for the resource base. The capital works will create a safe outdoor space; toilets and remodel a classroom to accommodate the base.

The works will be commissioned by Forward as One Academy Trust with oversight from the Council's Capital Projects Team and a grant agreement would be put in place to fund the project. Quotes have been received from the school and it is recommended that a grant agreement be agreed with Forward as One Academy Trust for £70,414 to provide 10 places for at least 10 years. Ongoing monitoring of the project would be through the grant agreement and reported to the Strategic Planning and Capital Monitoring Panel.

Panel is asked to recommend to Executive Cabinet the allocation of £70,414 of the 2023/24 High Needs Provision Fund to this scheme and agree a grant agreement with the Forward as One Academy Trust for the scheme as described above.

## **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 which 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.