

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

Date: 14 December 2020

Executive Member: Councillor Leanne Feeley – Executive Member (Lifelong Learning, Equalities, Culture and Heritage)
Councillor Oliver Ryan – Executive Member (Finance & Economic Growth)

Reporting Officer: Tim Bowman – Assistant Director Education
Paul Smith – Assistant Director Strategic Property

Subject: **EDUCATION CAPITAL PROGRAMME**

Report Summary: This report advises members of the Panel with an overview and updated position with the Council's Education Capital Programme and seeks approval of the recommendations as set out in the report.

Recommendations: That Strategic Planning and Capital Monitoring Panel RECOMMEND TO EXECUTIVE CABINET and COUNCIL to APPROVE:

- (i) Proposed changes to the Education Capital Programme, Basic Need Funding Schemes Appendix 1, Special Provision Fund and Healthy Pupils' Capital Fund as outlined in **Appendix 2A and 2B** and School Condition Allocation Funding Schemes **Appendix 3**.
- (ii) To transfer £56,000 of fire safety budget back to the unallocated SCA budget now that final costs for replacement fire alarms have been obtained) paragraph 6.8)
- (iii) Allocate £13,000 to works to upgrade the gas supply at Broadbottom CE (paragraph 6.12)
- (iv) retrospective costs £10,123 funded from contingency following an urgent inspection of Victorian lath and plaster ceilings at eight schools during the October half term (paragraph 6.15)
- (v) retrospective urgent works to the boiler control system at Hurst Knoll CE undertaken during October half term costing £5,010 funded from contingency (paragraph 6.17)
- (vi) Design work to tender stage for electrical re-wires at Fairfield Primary (£10,614) and Arlies Primary (£9,981) be approved (paragraph 6.20)
- (vii) That a high level estimate of £220,000 be allocated to carry out replacement roof works at Stalyhill Infant school (paragraph 6.23)
- (viii) That £30,000 be allocated to carry out further investigation and scheme development for roof replacements and repairs at Corrie, Fairfield, Greswell, Hollingworth and Oakdale schools while noting that the main works to these roofs will need to be prioritised over several financial years (paragraph 6.24)
- (ix) To allocate £15,000 for scheme development to tender stage for improved security access arrangements at Milton St John's CE school (paragraph 6.25)
- (x) To allocate £10,000 for design to tender stage of replacement boilers at Audenshaw Primary School. (paragraph 6.26)

- (xi) To note that the boilers at Gorse Hall and Hurst Knoll school require replacement and to set aside £200,000 from 2021/22 SCA funding for this purpose. Bids have also been submitted to the Greater Manchester decarbonisation fund and it is hoped that some or all of this amount may be offset. (paragraph 6.28)
- (xii) To allocate a further £10,000 of 2020/21 funding to carry out further visits at February 21 half term to complete asbestos management reports (paragraph 6.29)
- (xiii) To obtain costs to begin a five-year rolling programme of building condition surveys to ensure the asset management plan is maintained (paragraph 6.30)
- (xiv) To allocate £32,500 of unallocated Basic Need Grant to Mossley Hollins to cover final costs (paragraph 4.23)
- (xv) Following a consultation with the school and parents, an appraisal of the options to expand Hawthorns Primary School is further progressed by officers and an outline business case is developed for consideration by members in April 2021. An indicative Capital Allocation of £200,000 is made from the Basic Need funding for the design, surveying and business appraisal activity. (paragraph 4.33).

Corporate Plan:

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

Financial Implications:

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

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

Basic Need Grant

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

Appendix 1 of this report identifies that grant has been earmarked for schemes in 2020/21 totalling £11,145,000, which have previously been reported to Strategic Planning and Capital Monitoring Panel and are included on the Council's capital programme. It also details re-profiling requests (as per the period 7 capital monitoring report) and proposed changes of £232,500. The indicative £200,000 for Hawthorns is currently an estimate and may be subject to change once costings are received. There is a balance of unallocated Basic Need funding shown in 2.6 of £632,947 and plans are being developed with schools to utilise these funds to provide additional capacity requirements from September 2020 onwards.

School Condition Grant

The council has £2,941,924 of School Condition funding available to be spent during the 2020/21 financial year, to improve and maintain the school estate. Appendix 2 identifies that grant has

been earmarked for schemes totalling £2,220,000, which have previously been reported to Strategic Planning and Capital Monitoring Panel and are included in the Council's capital programme. Appendix 2 identifies proposed changes of £263,000 bringing the total value of earmarked schemes to £2,483,000. There is a balance of unallocated School Condition funding shown in 2.11 of £458,924.

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

Appendix 5 attached to the report shows the list of approved major capital schemes within the Education directorate capital programme along with budget monitoring completed as at period 7. Milestones have been included for large Basic Need schemes to reflect the progress of the project.

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

As set out in the main body of the report the Council has a statutory duty to ensure that there are sufficient school places for the children in the area. This duty is funded from a variety of funding streams.

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

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

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

It will be important to clarify where there are any abortive costs if projects do not proceed for example the £200K allocated for Hawthorns.

Risk Management:

That the risks highlighted in Section 8 of the report are noted. The Council has a statutory duty under Section 14 of the Education Act

1996, to secure sufficient and suitable places for pupils in primary and secondary schools in its area. Failure to deliver sufficient school capacity places the Council in breach of its statutory duties.

Background Information:

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



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1. INTRODUCTION

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

2. FUNDING AND FINANCIAL POSITION

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

Basic Need Funding

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

Basic Need Funding	Amount £
Basic need funding available in 2020/21	12,010,447
Approved Schemes	11,145,000
Proposed Changes	232,500
Unallocated as at October 2020	632,947

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

School Condition Allocation (SCA) Funding

- 2.8. This grant is allocated for the maintenance of school buildings. The funding is part

formulaic (based on pupil numbers) and part reflecting recent condition surveys conducted by the Education and Skills Funding Agency (ESFA). The 2019/20 School Condition Allocation was £1,153,000.

- 2.9. On 15 April 2020 the Government announced School Condition Allocations for 2020/21 and Tameside was awarded £1,168,720.
- 2.10. On 29 June 2020 the Government announced additional funding to address school condition. Tameside's share of a national £560 million is £542,775.
- 2.11. The table below sets out the amount of School Condition Allocation available to spend in 2020/21. Full details of existing and proposed schemes are set out in Appendix 2.

School Condition Allocation (SCA) Funding	Amount £
SCA funding available in 2020/21	2,941,924
Earmarked Schemes for 2020/21	2,220,000
Proposed Changes	263,000
Unallocated as at October 2020	458,924

Devolved Formula Capital (DFC) Funding

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

Section 106 Developer Contributions

- 2.13 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.
- 2.14 Strategic Planning and Capital Monitoring Panel at its meeting in November 2019 agreed to allocate £453,168 and this was agreed at Executive Cabinet in December 2019. A further £491,007 was allocated by Panel and subsequently endorsed by Executive Cabinet at the meetings in March 2020.

Special Provision Fund

- 2.15 The Special Provision Fund allocations support local authorities to make capital investments in provision for pupils with special educational needs and disabilities. Local authorities can invest in new places and improvements to facilities for pupils with education, health and care (EHC) plans in mainstream and special schools, nurseries, colleges and other provision. The funding is not ring-fenced or time-bound, so local authorities can make the best decisions for their areas.
- 2.16 Tameside MBC was allocated £211,254 for each of the three financial years 2018/19, 2019/20 and 2020/21. In addition, the Council received further allocations of £147,386 in May 2019 and a further £ 294,773 in December 2019. In total £1,075,921 has been allocated to Tameside at the time of this report.

3. PROGRAMME UPDATE - CORONAVIRUS AND THE HEALTH EMERGENCY

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

4. BASIC NEED FUNDED SCHEMES 2020/2021 AND BEYOND

- 4.1. The current focus of the Council's Basic Need programme is to complete the two remaining schemes at primary schools and create additional places in secondary and special schools where forecasts have indicated a need.
- 4.2. Schemes that have already been approved by the Panel and Executive Cabinet are continuing. The following paragraphs update the Panel on the position with these works.
- 4.3. **Aldwyn – RAG STATUS: RED** – Delays to original programme. This scheme increases capacity at Aldwyn School from a 45-pupil intake to 60. There have been significant and ongoing delays to the project for a number of reasons described in previous reports.
- 4.4. Three temporary modular classrooms have been provided at Aldwyn to accommodate additional pupils from September 2017 pending a start on the permanent extension.
- 4.5. Revised costs for the basic need scheme were agreed by Panel in July 2020 Condition issues with the Roof at Aldwyn and which also covers the Hawthorns School (which is located in the same building as Aldwyn, but is a separate academy school) have led to a broadening of the contract scope. A request for an additional £320,000 of condition funding, based on a LEP estimate, was approved at Cabinet 2 November 2020. However further condition issues since raised by the school(s) have necessitated a condition survey to ascertain the additional scope of any further condition works to be included in the contract scope.
- 4.6. Once the full scope of required condition works is ascertained and finances agreed Governance will be sought for any additional funding and an Executive Decision Notice agreed before commencement of the works.
- 4.7. **St John's CE Dukinfield – RAG Status: RED** – Delays to original programme -The scheme provides a two-classroom extension, increasing the school's intake from 30 to 45 throughout. This follows on from previous alterations to increase the numbers in KS1. Agreement was reached with the school to reconfigure the use of the existing facilities to accommodate additional pupils from September 2018 and then over the summer 2019 a two-classroom mobile was placed on the site until a permanent extension can be constructed.
- 4.8. Panel agreed costs totalling £1,343,000 for the scheme at its September 2019 meeting.
- 4.9. Since then further project delivery challenges have emerged, in part connected with the COVID-19 pandemic and the associated additional procurement risks. These risks potentially include extended delivery times, increased costs due to social distancing

working during construction and the availability/cost of materials. An Executive Decision Notice was approved on 16 September 2020. Contract documents are being agreed with a view to commence on site in the new year 2021.

- 4.10. **Alder Community High School – RAG Status: AMBER** The works increase pupil intake from 155 to 180 and were procured through Pyramid Schools, a PFI Special Purpose Vehicle (SPV). Significant internal alterations were carried out over summer 2018 to enable the first year of additional pupils to be suitably accommodated. Over summer 2019 the SPV provided a stand-alone four-classroom modular block. Over the summer 2020 the SPV provided an external dining pod and canopy to provide additional catering capacity.
- 4.11. The final phase of the works in 2021 aims to connect the new block directly to the main school building via a new covered link, alteration works to improve the security at the main entrance and improvement works to the paths to the rear of the school. The costs and programme are being finalised with the intention that they will remain within budget estimates already approved.
- 4.12. A number of commercial issues are currently being worked through between the Council and Pyramid's contract management company Albany to reflect recent changes within the contractual documentation. Specifically, these are: Deed of Variation (DoV) relating to completed and planned phases of the works, replacement PCG/Collateral Warranties following the collapse of Interserve and a lease to cover the Alder High School site. Guarantor documentation, the land boundary and leases have been requested by the lenders.
- 4.13. **Hyde Community College – RAG Status: RED** - The scheme increases the school's intake from 210 to 240 and is being overseen by Amber Infrastructure, a PFI Special Purpose Vehicle. Work on the internal alterations commenced in August 2018 with the bulk completed by October 2018.
- 4.14. It was reported to July 2020 Panel that phase 2 of the works was to provide an additional five teaching spaces including two science laboratories located at the rear of the school site.
- 4.15. The modular units were delivered to site 13-15 October. Internal fit-out is proceeding and project completion is now projected to be December 2020, with delays caused towards the end of the project due to the effects of Covid -19 on site trades having to isolate. The School is due to take possession of the new units at the commencement of term in January 2021.
- 4.16. In order to mitigate the late delivery of this project, particularly in light of Covid-19 social distancing requirements, section 73 planning notices have been issued to maintain on site temporary classrooms which were due to be removed in 2020 until the summer of 2021. Permission to retain the two classroom block until 31 October 2021 was given consent on 30 October 2020.
- 4.17. **Audenshaw School – RAG Status: GREEN** - Discussions have taken place with Audenshaw School to carry out internal remodelling so the school can offer additional places from September 2020. The school previously operated a sixth form and some remodelling of this area is proposed to create additional classrooms. Additional specialist science laboratory and food technology space is also required.
- 4.18. Following stakeholder discussions a design has been agreed to improve the sixth form block with some additional works to take place in the main school science rooms. An order has been placed to progress the design and works to the sixth form block due to its current vacant status, with the main school works to be scheduled separately and access agreed with the school. Panel agreed a budget envelope of £1,000,000 for the scheme at its last meeting, with an additional £300,000 granted in a separate request. Phase 1 (interim

upgrade) of the sixth form block for the new entry students was completed for 1 September 2020. Phase 2 relating to the main school science rooms will take place in 2021 once a suitable programme and scope of works has been agreed.

- 4.19. **Thomas Ashton School additional places – RAG status: COMPLETE** - There has been a significant increase in the number of primary age children requiring specialist provision from Thomas Ashton School. In the summer term of 2018, 57 pupils were on roll with Thomas Ashton and this has increased to 86 pupils currently. The January 2020 census identifies 23.24% of 1575 education health care plans maintained by Tameside are those with a primary need of social emotional mental health compared to 15.66% of 977 plans in 2018.
- 4.20. In order to address the significant increase in children requiring specialist SEMH provision Thomas Ashton required specialist nurture provision away from their main site with the opportunity to co-locate with a mainstream primary school. Two large classrooms at Discovery Academy were remodelled over summer 2020 and this will allow Thomas Ashton to accommodate up to 16 additional learners there from September 2020.
- 4.21. **SEND Behaviour Support Services/ Tameside Music Service - COMPLETE.** As reported to the last meeting of the Panel the Tameside Music Service relocated from Discovery Academy to Birch Lane over summer 2020. The Music Service and the Schools' Library Service will now be co-located at Birch Lane. The removal of the Music Service from Discovery freed up space which is now occupied by the BLIS team. All the works at Discovery were completed over summer 2020.
- 4.22. **Birch Lane – RAG Status GREEN.** In order for the Music Service to be able to provide their service from Birch Lane, some adaptations to the building will need to be carried out and design work is currently underway. Panel, as confirmed by Executive Cabinet, agreed to allocate £100,000 for this project and further detail will be reported to a future meeting.
- 4.23. Mossley Hollins High School - A new 4-classroom modular block was constructed at Mossley Hollins in the summer of 2018. Final costs were agreed and a large underspend on the approved budget was written back into the Council's unallocated Basic Need reserve last year. Unfortunately, a small retention of £32,500 has now come to light which should not have been removed from the original budget. It is recommended to devote £32,500 of unallocated Basic Need grant to cover this amount.
- Increase in Special School Places for Children at Hawthorns Primary School**
- 4.24. Hawthorns School is an outstanding primary special school located within the Audenshaw area of Tameside and caters for pupils with a range of complex special educational needs aged between 4-11 years old. Hawthorns School is part of the New Bridge Multi Academy Trust. As a result of growing pupil numbers and to meet expected need for additional places, there is a need to provide additional teaching accommodation to accommodate both the current number of pupils enrolled at the school and the increases in admissions forecast over the coming years.
- 4.25. The main school building was originally constructed in 2006/07, the main building and site is shared between Hawthorns School and Aldwyn Primary School, a mainstream primary school.
- 4.26. The area of the school building designated as Hawthorns School was originally designed to accommodate 60 pupils.
- 4.27. In 2015, it was identified that additional accommodation was needed and so a joint scheme to expand both Hawthorns and Aldwyn Primary School was developed. The scheme for Hawthorns included internal remodelling to create an additional classroom and a new build classroom. The internal remodelling work was completed. However, for a number of

reasons, the whole external build scheme has not progressed as quickly as would have been ideal and so the opportunity has arisen to reconsider the scheme given the significant increase in pupil numbers at the school.

- 4.28. There will be 136 pupils on site from September 2020, more than double the number the school was originally built to accommodate. A four classroom demountable extension is currently on site to help the school accommodate the additional pupils but this is not a permanent solution and does not reinstate staff space already utilised for additional pupils.
- 4.29. When the opportunity to review the plan for Hawthorns presented itself, it was clear that the current position was untenable. A number of potential options have been considered with the New Bridge Trust to accommodate both the current number of pupils enrolled at the school and the increases in admissions forecast over the coming years to enable a total of 220 pupils to attend the school. These have been discussed with parents and other stakeholders and this has resulted in the final four options outlined below which will be taken forward:

Option 1 – Expand current Hawthorns site

This option involves expanding the current Hawthorns site. The building was originally designed to accommodate 60 pupils, but with the addition of the temporary classrooms', it currently accommodates 136 pupils. The expansion would include the removal of the temporary modular buildings and the addition of a permanent extension to accommodate 220 pupils in total.

Option 2 – Operate the school on a split site

This option would involve using the current site to accommodate 80 pupils and identifying a new site that could accommodate an additional 140 pupils. A detailed space utilisation study is currently underway at Hawthorns School to establish exactly how many pupils the building can accommodate.

Option 3 – A new school on a new site

This option would involve identifying a new site where a new school could be built to accommodate all 220 pupils. A review of potential sites in the borough is currently underway.

Option 4 – A through school on a new site

Parents at Hawthorns School put forward this option during the consultation and it was requested that it was included in the options appraisal. This would involve accommodation for 220 primary pupils and an additional 240 pupils aged 11 to 19 (KS3 to KS5) on a new site. Following a meeting with parents, it has been agreed to consider this proposal but the need for additional places in the upper key stages needs to be considered as this is not currently an identified need in the SEND Forward Plan. The Outline Business Case would need to take into consideration the impact additional places would have on other secondary special schools in the area.

Consultation held with parents

- 4.30. Officers, the Head teacher and colleagues from the New Bridge Multi Academy Trust have met with parents of children currently at Hawthorns on a number of occasions over the last few months. Parents have feedback that:
- They are concerned about the number of children currently attending the site and the amount of temporary accommodation needed to facilitate this.
 - The temporary accommodation has also resulted in a loss of outside space for pupils.
 - They are concerned about the length of time the council has taken to deliver this expansion.
- 4.31. Recent discussions have focussed on a range of options (outlined above) and these have helped to shape the current proposals. Parents have expressed a clear preference for option 3 and option 4. Furthermore, they are understandably keen for progress to be made quickly;

however, they have also been clear that although they are keen to see rapid progress they want the new provision to be right.

- 4.32. As Hawthorns is an academy, the Council could chose a design and build contract funded through a grant agreement to the New Bridge Trust. Alternatively, the Council could be responsible for a design and build scheme. The alternatives would be considered as part of the Outline Business Case.
- 4.33. An outline business case RIBA Stage 1 (Choose Option, Site and Funding) will be presented to members by 28/04/21. Other actions are also outlined in Appendix 4.

5. SPECIAL PROVISION FUND & HEALTHY PUPILS CAPITAL FUND

- 5.1. **Appendix 1A** provides a financial summary for the Special Provision Fund.
- 5.2. **Appendix 1B** provides a financial summary for the Healthy Pupils' Capital Fund.

6. SCHOOL CONDITION ALLOCATION (SCA) SCHEMES

- 6.1. **Appendix 3** provides a financial update with details of current School Condition Allocation funded projects, including proposed changes to scheme funding.
- 6.2. In order to develop an informed asset management plan for schools that remain under the Council's responsibility an independent surveyor was appointed to carry out condition surveys of existing school premises. The intention is to create a transparent and targeted schedule of works required to school buildings.
- 6.3. The budget available is insufficient to meet the demands placed upon it and the surveyors were asked to identify priorities of the works required within each school and across the portfolio of schools.
- 6.4. In addition to the works identified in the condition survey there are other calls on the School Condition Allocation budget. This is the only central source of grant money to spend on schools (other than Basic Need which is purely to create new school places). It has been custom and practice to address health and safety items and support disabled access by using the School Condition Allocation funding.
- 6.5. Reactive school condition issues are covered by the allocation of £150,000 of the School Condition Allocation as an in-year contingency against any urgent works that could arise.
- 6.6. As noted above the Government allocated Tameside £1,168,720 for School Condition schemes for 2020/21 and an additional allocation of £542,775 was announced in August 2020. This added to previous unspent grant provides a total of £2,941,924 available to spend in 2020/21. . Panel and in turn Executive Cabinet at meetings in September 2020 agreed a list of priority schemes totalling £1,900,000. In addition, Executive Cabinet approved £320,000 as detailed in paragraph 7.19. These schemes are listed in **Appendix 3**.
- 6.7. The following paragraphs describes those schemes with significant variations from the original estimates or updates the Panel on progress.
- 6.8. Fire safety. Independent surveyors identified urgent improvements required to the fire alarm systems at five primary schools. Major upgrades to the systems at Arlies, Fairfield and Micklehurst took place over summer 2020 and minor upgrades were completed at Broadbent Fold and Audenshaw Primary schools over October 2020 half term. The total

costs are now confirmed at £159,000 and it is proposed to return the remaining budget of £56,000 to the unallocated SCA.

- 6.9. Livingstone Primary School's roof is 100 years old and requires complete replacement. Executive Cabinet approved two phases of work totalling £414,170. Works commenced during the summer 2020 holidays and the scheme is progressing and is scheduled for completion at Christmas 2020.
- 6.10. St Anne's Primary School, Denton is one of two schools with a public entrance that affords insufficient secure protection for pupils and staff. The current entrance opens directly into a vestibule from which the main hall, a classroom and the school office are adjacent. The school has already paid for the architectural development of a scheme and planning permission has now been granted. The school is to contribute 50% of the costs of the scheme and the Council allocated £150,000 as a contribution to the scheme at its March 2020 meeting. The architects are drawing up the detailed plans to enable the scheme to go out to tender.
- 6.11. An upgrade to the heating at Broadbottom CE took place over summer 2020 which involved an additional boiler and an upgrade of heat emitters and pipework. At the time we were advised that the gas supply to the school would not require increasing and as a result £18,000 was written back from the previously approved Broadbottom budget into the unallocated School Condition Allocation.
- 6.12. The gas supplier has recently reconsidered the situation and is insisting that the supply to the site is now upgraded. Revised costs have been obtained. Consequently, it is recommended to allocate £13,000 to these works which are now scheduled for February 2021. A temporary arrangement of off-setting the fire-up times of the various school boilers has been put in place to ensure the school is warm in the meantime.

Russell Scott Primary School

- 6.13. A number of fire compliance measures have been successfully carried out over the 2020 Summer holidays. These projects were deferred from the Easter holidays due to access restrictions and resource/ materials availability caused by COVID-19.
- 6.14. An appraisal of building condition and associated options informed by technical information provided by MAC Architects is currently being drafted to include further information following recent flooding investigations.
- 6.15. **Victorian lath and plaster ceilings.** Eight of Tameside's primary schools are the traditional Victorian/Edwardian construction with very tall ceilings. Over the years, to increase heat and acoustic efficiency, suspended ceilings were installed which hide the original tall ceilings. Over summer 2020 a large piece of the lath and plaster ceiling at one primary school detached itself from the structure falling through the suspended ceiling. The school was empty at the time but it was felt appropriate to appoint surveyors to investigate areas of similar construction in other schools for peace of mind. These inspections took place during October half term at a cost of £10,123 which was charged to the contingency budget because of the urgency.
- 6.16. **Gee Cross Holy Trinity** – Two schemes. Improved security fencing to the rear of the site is shortly to be submitted for planning permission. Works to repair the roof, gable end and address water penetration and mould problems in the adjacent classroom are shortly to go out to tender.
- 6.17. **Hurst Knoll** -_St James' school boilers broke down completely in September. Further investigation resulted in a recommendation to replace the boilers completely in 2021. As an interim measure it was advised that the failed control system could be replaced to get two of the three boilers operational and this urgent work was carried out over October half

term at a cost of £5,010. This was charged to contingency because of the urgent nature of the problem.

- 6.18. **Aldwyn Primary School** - The flat roof on the school is leaking in multiple locations. Unfortunately much of the school's mechanical plant is located on the roof and this will also need to be removed and replaced at the same time. Additional rain water goods and improvements to drainage are also required. A request for an additional £320,000 of condition funding, based on a LEP estimate, was approved at Cabinet 2nd November 2020. However further condition issues since raised by the school have necessitated a condition survey to ascertain the additional scope of any further condition works to be included in the contract scope.

Development of schemes for 2021-2022

- 6.19. Using the new building condition surveys as the starting point a number of urgent works now need to be addressed. Before obtaining tenders for the works each scheme needs to be professionally surveyed and a specification developed against which contractors can submit tenders.
- 6.19. Electrical re-wires. Whilst carrying out the fire alarm upgrades at Fairfield and Arlies schools over summer 2020 it became obvious that all the electrical wiring at these two schools is in need of replacement. Design costs to draw up specifications against which to tender are £10,614 for Fairfield and £9,981 for Arlies. The Panel is requested to recommend approval to Executive Cabinet for these sums. It is estimated that the costs for carrying out the rewires will be of the order of £560,000 in total but a report prioritising the main works will be brought to a future meeting.
- 6.20. Further electrical rewiring work is indicated at Micklehurst and Broadbent Fold schools but this is not as urgent. It is proposed to revisit these schemes next financial year for consideration of works to take place in summer 2022.
- 6.21. The surveys indicate that the air conditioning systems at Lyndhurst School, and the air-handling units at Ravensfield School require repair or replacement. Recommended that further investigation takes place to establish the scope of the works.
- 6.22. Stalyhill Infants Roof replacement – specifications have already been drawn up for this which is ready to go out to tender. It is estimated that the cost will be around £220,000 and it is proposed to begin these works at February 2021 half term provided tenders are returned within that amount.
- 6.23. The condition surveys have flagged up several other roof replacements. The largest of the schemes is at Denton Corrie where the nursery, infant and junior school roofs are all recommended for complete replacement. At Oakdale School roof problems have been evident since the school was built and continue to be an issue. Smaller roofing projects include roof replacements at the Gorse Hall and Greswell nursery unit blocks, localised repairs and redesign of aspects of the roof at Hollingworth Primary, and localised roof and coping stone repairs at Fairfield Primary. It is recommended that estimates are obtained to carry out the works. These works will need to be phased over two or three future years. In the meantime Panel is recommended to set aside £30,000 for further investigation and development of schemes to tender stage.
- 6.24. Milton St John's. This Primary school has very poor security in that visitors must walk through the playground to reach the main entrance. An outline scheme to create alternative and more secure access arrangements has been developed. It is proposed to develop the scheme to tender stage and this is currently estimated at £15,000. The likely cost of the works will be in the region of £230,000.
- 6.25. Audenshaw Primary School – boiler replacement. The recent condition surveys indicate

that the boiler is now obsolete. It is proposed to carry out design work to tender stage at an estimated cost of £10,000.

- 6.26. Hollingworth Primary School's heat emitters and distribution pipework are in need of replacement with modern efficient equipment. Given the works that have taken place already at the school recently (complete rewire, roof replacements, drainage upgrades and a new dining block) and the other calls on the 21-22 budget it is proposed to defer further consideration of this work until summer 2022.

Decarbonisation

- 6.27 As part of the Council's policy to reduce carbon emissions two boiler replacement schemes at **Gorse Hall** and **Hurst Knoll Primary Schools** have been selected for further examination. Should the schemes meet the requirements of the decarbonisation programme it is possible that grant funding may be attracted towards the costs. Further reports will be brought to future meetings. If the schemes are unable to fall within the decarbonisation programme the boilers at these two schools require replacement and detailed specifications will be required, the costs having to be met from the school condition allowance funding. These boilers will need to be replaced in summer 2021 and it is proposed to set aside £100,000 for each in case they fall outside the decarbonisation programme. Should grant funding be made available the balance would be returned to the unallocated SCA.

Asbestos Management

- 6.28 There are a number of locations in schools which were unable to be surveyed during the major programme of asbestos management surveys carried out last year. It is proposed to revisit these locations and update the asbestos management reports as appropriate. This requires an additional condition budget allocation of £10,000.

Building Condition Surveys

- 6.29 In order to develop a robust and impartial asset management plan detailed surveys of the condition of the school estate were carried out in late 2019. It is prudent to update the surveys and it is proposed to carry out-resurveys of 20% of the school estate each year so that over the course of five years all will have been updated. Panel is requested to recommend this approach, the costs being funded from the School Condition Allocation 2021-2022.

School Financial Contributions

- 6.30 Schools Forum recently agreed a protocol where primary schools will contribute the first £10,000, and high schools the first £25,000 of any new capital schemes from 1 October 2020. These additional contributions will be shown separately in future reports.

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.

APPENDIX 1

Basic Need Funding Schemes - Financial Update

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

Basic Need Schemes	2020/21 Approved Budget Allocation £	2021/22 Approved Budget £	Re-profiling at P7 £	2020/21 Budget Including Slippage £
Alder High School	1,058,000	0	(500,000)	558,000
All Saints High School	1,990,000	0	(1,940,000)	50,000
Audenshaw High School	1,272,000	0	(1,022,000)	250,000
Aldwyn Primary School	2,716,000	0	-	2,716,000
Denton Community College	335,000	0	-	335,000
Rayner Stephens Academy	473,000	0	(373,000)	100,000
Cromwell High School	100,000	0	-	100,000
Discovery Academy	150,000	0	-	150,000
Hawthorns Primary Academy	180,000	0	-	180,000
Hyde Community College	1,525,000	0	-	1,525,000
Secondary School Improvements	35,000	0	-	35,000
St Johns CE Dukinfield	1,211,000	0	(632,000)	579,000
St Thomas Moore	100,000	0	-	100,000
Total	11,145,000	-	(4,467,000)	6,678,000

Basic Need Schemes	2020/21 Revised Budget £	Proposed 2020 Changes £	Total 2020/21 Budget £
Alder High School	558,000		558,000
All Saints High School	50,000		50,000
Audenshaw High School	250,000		250,000
Aldwyn Primary School	2,716,000		2,716,000
Denton Community College	335,000		335,000
Rayner Stephens Academy	100,000		100,000
Cromwell High School	100,000		100,000
Discovery Academy	150,000		150,000
Hawthorns Primary Academy	180,000	200,000	380,000
Hyde Community College	1,525,000		1,525,000
Secondary School Improvements	35,000		35,000
St Johns CE Dukinfield	579,000		579,000
St Thomas Moore	100,000		100,000
Mossley Hollins		32,500	32,500
Total	6,678,000	232,500	6,910,500

APPENDIX 2A

Special Provision Fund

Special Provision Schemes	2020/21 Approved Budget Allocation £	2021/22 Approved Budget £	Re-profiling at P7 £	2020/21 Budget Including Slippage £
Cromwell School	555,000	0	(505,000)	50,000
Hawthorns Primary	181,000	0		181,000
Total	736,000	0	(505,000)	231,000

APPENDIX 2B

Healthy Pupils' Capital Fund (HPCF)

HPCF Scheme	2020/21 Budget £	Proposed 2020 Changes £	Total 2020/21 Budget £
St Thomas More	134,000	-	134,000

APPENDIX 3

School Condition Allocation Schemes - Financial Update

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

School Condition Schemes	2020/21 Budget £	Proposed 2020 Changes £	Total Budget £
Aldwyn Primary School	320,000		320,000
Arlies Primary	23,000	10,000	33,000
Broadbottom Primary	81,000	13,000	94,000
Buckton Vale Primary	50,000		50,000
Corrie Primary	17,000		17,000
Fairfield Road Primary	80,000	11,000	91,000
Gorse Hall Primary	9,000		9,000
Holy Trinity Gee Cross Primary	83,000		83,000
Livingstone Primary	414,000		414,000
Lyndhurst Primary	13,000		13,000
Millbrook Primary	137,000		137,000
Milton St Johns Primary	3,000	15,000	18,000
Ravensfield Primary	3,000		3,000
Russell Scott Primary	246,000		246,000
St Anne's Denton	150,000		150,000
St Johns CE Dukinfield	21,000		21,000
The Heys Primary	29,000		29,000
Asbestos Survey	78,000	10,000	88,000
School Condition Schemes	2020/21 Budget £	Proposed 2020 Changes	Total Budget

		£	£
Stock Condition Survey	77,000	30,000	107,000
Structural Engineers Fees	11,000		11,000
Fire Safety Works	215,000	(56,000)	159,000
Glass Balustrade Protection Works	10,000		10,000
School Condition Related Works Contingency	150,000		150,000
Audenshaw Primary	0	10,000	10,000
Stalyhill Infants	0	220,000	220,000
Total	2,220,000	263,000	2,483,000

APPENDIX 4

