

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

Date: 14 March 2022

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

Reporting Officer: Tim Bowman, Director of Education (Tameside and Stockport)
Ian Saxon, Director of Place

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 the Strategic Planning and Capital Monitoring Panel recommend to Executive Cabinet to approve:

- (i) The proposed changes to add £30,000 of Basic Need funding to the programme as detailed in paragraph 2.2.
- (ii) The proposed changes to add £33,000 of School Condition funding to the programme as detailed in paragraph 2.5.
- (iii) The proposed estimate of the School Condition Grant for 2022/23 is added to the programme as detailed in paragraph 4.29. The final amount of grant will be updated on receipt of the final confirmation of the grant.
- (iv) The addition of £95,000 school contributions to the capital programme in 2022/23 as detailed in paragraph 4.50, subject to the confirmation of School Condition Grant as per recommendation 3.
- (v) The addition of £35,000 developer contribution to the capital programme in 2022/23 to fund works at Whitebridge College as detailed in paragraph 4.48.
- (vi) The 2022/23 School Condition grant is allocated to the projects detailed in the table at paragraph 4.51.
- (vii) That the Director of Education be authorised to vire amounts between schemes within the total amount of School Condition Grant received.
- (viii) A grant agreement for a £663,023 with St Anselm's Catholic Multi Academy Trust to enable All Saints Catholic College to accommodate additional school places from September 2021. The capital scheme focusses on remodelling and refurbishing five science labs and the associated prep room along with remodelling of the existing changing rooms and gym as set out in paragraph 3.9.
- (ix) Commissioning the LEP to move the Hawthorns programme to the next stage to develop detailed

designs up to tender stage – RIBA Stage 4 and include the planning submission fee. Initial ecology work is also required as part of this work. It is requested £236,000 be allocated from within the provisional budget previously approved.

Corporate Plan:

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

Two of the proposed schemes, replacement boilers at Stalyhill Juniors and St John's CE School support the climate and environmental strategy by supplementing gas boilers with air source heat pumps, solar and other decarbonisation measures.

Financial Implications:

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

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

Section 2 of this report details the grant funding available, proposed changes to schemes and unallocated funding for each of the grant funding streams.

Appendix 1 includes details of all current schemes, which have been previously approved and the proposed changes at scheme level.

To date the confirmation of the 2022/23 School Condition grant has not been received. This is an annual formulaic grant and it is estimated that £1.2m will be received for 2022/23. As set out in the recommendation 3, it is requested that this be added to the programme in 2022/23 to allow Summer 2022 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 and developer contribution are also added to the 2022/23 programme.

Budget is approved for the scheme at All Saints and recommendation 8 requests approval to complete the grant agreement for the next stage of works.

Budget of £13m is provisionally approved for a new building for Hawthorns School. Recommendation 9 requests approval to release £236,000 of this budget to commission the LEP to undertake RIBA Stage 4 and required ecology work to progress the scheme. £537,800 was approved to progress to RIBA Stage 3 bringing the total requested spend to £773,800.

Work still needs to be undertaken to establish how best to utilise the unallocated High Needs Provision Capital funding.

The Council has limited resources available to fund Capital Expenditure. On 29 September 2021, Executive Cabinet approved the allocation of the remaining capital reserves to immediate priorities. No new capital investment will be agreed until the revenue budget position for 2022/23 is clearer and the Council has a sustainable medium term financial plan. A further review of Capital Priorities and the affordability of future borrowing to fund Capital Expenditure will be undertaken following conclusion of the

2022/23 budget setting process. No further capital projects will be approved in the short term unless the schemes are fully funded from external sources.

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

Section 14 of the Education Act 1996 requires the council to provide sufficient, suitable places for school aged children.

To support this provision central government provides funding which must be used in accordance with the conditions of this funding, as set out in the main body of the report.

As set out in the financial implications despite the funding provisions the Council's capital funding is limited and therefore this report is seeking confirmation from Members that they are content with how this funding is being utilised to deliver the best outcomes. There needs to be an urgent update and options report on Hawthorns new school if there is a remote chance it will be delivered on time and budget – para 3.12 refers.

Risk Management:

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

Background Information:

The background papers relating to this report can be inspected by contacting Steve Gwilt, Capital Projects Manager.



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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 – To create new places in schools. Full details of existing and proposed schemes are set out in **Appendix 1**.

Basic Need Funding	Amount £
Total Funding Available (Including 2022/23 Allocation)	27,600,696
Approved Schemes	9,965,711
Hawthorns Provisionally Approved	12,462,200
Proposed Changes	30,000
Unallocated Funding	5,142,785

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

Scheme	Amount £	Comments
Place Planning	36,000	A pupil-forecasting tool to undertake future place planning for schools. £12,000 per year in 2022-23, 2023-24 and 2024-25 as detailed in paragraph 3.18.
Mossley Hollins	(6,000)	This funding is no longer required as detailed in paragraph 3.17 and it is proposed to return it to the Basic Need unallocated pot.
Total Proposed Changes	30,000	

- 2.3. Plans will be developed with schools to utilise the unallocated funds to provide additional capacity requirements.
- 2.4. **School Condition Grant Funding** – grant funding provided for the maintenance of school buildings is outlined in the table below. Full details of existing and proposed schemes are set out in **Appendix 1**.

School Condition Allocation (SCA) Funding	Amount £
Total Funding Available	2,824,692
Approved Schemes	2,613,313
Proposed Changes	33,000
Contributions from Schools	(90,000)
Unallocated Funding	268,379

2.5. Proposed changes to the schemes are as follows:

Scheme	Amount £	Comments
Stalyhill Infants drainage	33,000	Rectification of urgent drainage problems identified subsequent to the roof replacement scheme as detailed in paragraph 4.22.
Total Proposed Changes	33,000	

2.6. Schools will contribute towards all school condition schemes. This currently amounts to £90,000

2.7. **Devolved Formula Capital (DFC) Funding** - Devolved Formula Capital is provided to schools to maintain their buildings and fund small-scale capital projects and schools arrange these works directly. The total for Tameside schools is £337,001 and £174,553 for Voluntary Aided schools.

2.8. **Special Provision Fund** – This grant is support capital projects for pupils with special educational needs and disabilities. The total amount available to spend is £997,407 of which £997,342 is being spent on allocated to approved schemes. Full details of existing and proposed schemes are set out in **Appendix 1**

2.9. **High Needs Provision Capital Allocation (HNPCA)** - is provided to fund high need places for the academic year 2022/23, this is not time limited. Tameside's allocation for 2021/22 is £1,223,336 of which £264,800 has been approved to spend. The remaining £958,538 will be brought forward to future meetings for recommendations and approval. Full details of existing and proposed schemes are set out in **Appendix 1**.

2.10. **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 2020/21 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 complete the remaining scheme at Aldwyn Primary School and create additional places in secondary and special schools where forecasts have indicated a need.

3.3. The following paragraphs update the Panel on the position with the current Basic Need works.

- 3.4. **Alder: Improvement to rear external steps. RAG STATUS: AMBER**
Programme: Works now scheduled to complete March 2022
Budget: £109,800 Approved
Remaining Issues: There have been further delays to the start of this scheme; the main contractor was affected by Covid isolation meaning the planned start had to be postponed. Tenders were sought later than envisaged because of protracted discussions with the PFI Co Lender over whether the works could proceed without a Deed of Variation being in place. This was resolved (the PFI Co finally agreeing a separate Deed was not required) but not in time to meet the original programme. Works are now proceeding on site.
- 3.5. **Alder: Link covered walkway between main school and new 4-classroom block. RAG STATUS: AMBER**
Programme: Works now scheduled to complete 15 March 2022
Budget: £144,125 Approved
Remaining Issues: – Works were originally planned for summer 2021 but are progressing late. As with the rear steps project (3.4 above), the lengthy discussions with the PFI Co Lender over whether the works could proceed without a Deed of Variation delayed the tendering process. Agreement has been reached with the school to commence works at February half term to minimise disruption and handover is now scheduled for 15 March 2022.
- 3.6. **Alder: Deed of Variation. RAG STATUS: AMBER**
The PFI Lender requires a Deed of Variation to cover the various changes made to the accommodation at the school over the last two years. Crucially they will not allow the building of the new front entrance (see paragraph 3.7) until this Deed is agreed.
Budget: £614,540 total remaining budget for the deed of variation and the secure front entrance below in paragraph 3.7. Estimated costs £25,000 for the SPV Project Co Legal fees and a further £22,000 for SPV Lenders' legal fees.
Remaining Issues: The completion of the DoV on the accommodation changes is now dependant on agreement being reached over a further Deed of Variation around the red-line boundary of the school. Although progress is being made on the red-line boundary, the PFI Lender requires this to be in place before they will complete the DoV on the accommodation changes.
- 3.7. **Alder: Secure front entrance. RAG STATUS: AMBER**
Programme: Works to remove the existing canopy and comply with the planning permission were completed last year. Works on the replacement new extension are dependent on a signed Deed of Variation being in place (paragraph 3.6) – a requirement of the PFI Co Lenders.
Budget: £614,540 total remaining budget for the deed of variation above in paragraph 3.6 and the secure front entrance. In October 2021 an estimate of costs received from the PFI Company of £300,894 although this is likely to increase because of recent design additions and inflation of costs on building materials. The PFI Co has also proposed Lifecycle costs of £757.02 per annum and £2,261.47 per annum for FM costs.
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 (para 3.6).
- 3.8. **Aldwyn: 3 classroom extension and ancillary spaces. RAG STATUS: AMBER**
Programme: On site 6/4/21. Scheduled to complete Easter 2022
Budget: £2.635m approved.
Remaining Issues: Along with roof replacement, there were delays to beam & block flooring over summer. Robertson is working to streamline the remaining programme to ensure completion date is not affected but a three week delay is currently predicted. This will take handover to 4 April 2022. It is proposed to uplift the three temporary classrooms and make good the playground over the Easter holidays 11 -22 April 2022.

3.9. All Saints Catholic College– works to sports and other facilities to support additional places. RAG STATUS: GREEN

Programme: The works will be overseen by the Shrewsbury Diocese. The school have considered their priorities and are working on a programme of works over the next 18 months concentrating on extending PE and dining facilities.

Strategic Planning and Capital Monitoring Panel previously agreed an overall budget of £2m for remodelling of accommodation at All Saints Catholic College to accommodate additional pupils in the school. In November 2021, Executive Cabinet approved a grant agreement with All Saints Catholic College for Phase 1 of the work to accommodate additional school places from September 2021. Phase 1 of the scheme was to remodel two classrooms into a fitness studio and dance studio to support the additional places.

All Saints is ready to commence Phase 2 of the scheme and it is recommended that Executive Cabinet be asked to approve a grant agreement for £663,023 for this work following a tendering exercise by the school. Phase 2 consists of £430,074 to remodel and refurbish five science labs and the associated prep room and £232,949 for remodelling of existing changing rooms and gym. It is anticipated that the work will take place during school holidays to minimise disruption for pupils at the school.

Budget: £1.990m approved.

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

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

Programme: The internal remodelling and six-classroom block were all completed on schedule. There remain some outstanding associated works, the main item being the provision of a linked covered walkway between the new block and the main school, and some courtyard canopies to allow dining provision to be expanded. Following a protracted design and procurement process costs have now been received for the linked covered walkway, and external dining canopies totalling £236,640 which is within budget and will complete the scheme.

Budget: £288,000 remaining

Remaining Issues: Completion of outstanding items.

3.11. Greenside Primary School: Remodelling to provide an additional 10 resourced pupil places. RAG STATUS: AMBER

Programme: A grant agreement between Victorious Academies Trust and the Council is currently being finalised.

Budget: £28,000 approved.

Remaining Issues: None

3.12. Hawthorns Primary Academy New school building. RAG STATUS: AMBER

Programme: New school building planned. The first step was to produce designs to RIBA Stage 3 and this was approved at June 2021 Executive Cabinet.

Budget: £13m provisionally approved at June 2021 Executive Cabinet. The first main expenditure was to produce designs to RIBA Stage 3 at a cost of £537,783 and this work is now almost completed by the LEP. It was previously agreed that the RIBA Stage 3 costs were supported by Special Provision and High Needs Provision funding.

Pre-application discussions with Tameside Planning commenced in November 2021 with a view to submitting the formal planning application in March 2022.

There have been several meetings recently following the pre planning application and the reports that have been received back from Highways etc. In order to minimise delays to the build programme the next stage is to develop detailed designs up to tender stage – RIBA

Stage 4. A cost of £229,649 has been received from the LEP to carry out this work. This includes firming up all aspects of the design package as well as the planning submission fee. Panel is requested to recommend to Executive Cabinet that this amount be allocated from within the provisional £13m budget previously approved.

Our key concern is keeping this project on track and that includes this recommendation as the best way to do that and keep the project moving forward.

In order to prevent a possible delay to works starting on site there are a number of trees and shrubs on the site that need removing or pruning as they are on the line of the future access road on the site. These works need to be carried out before the bird-nesting season starts. The cost is £6,080 and Panel is asked to recommend to Executive Cabinet that this amount be allocated from within the £13m budget already approved so that the works can be carried out.

Remaining Issues: Significant design work and consultation is continuing to a very tight timescale. A report will be required to cabinet as a matter of urgency to progress this matter expediently.

3.13. Hyde High School – Purchase of 2 classroom mobile classroom. RAG STATUS: GREEN

Programme: Purchase of the two-classroom mobile block subject to obtaining planning permission and school entering a facilities management agreement to maintain the unit. Planning permission to retain the mobile unit for ten years was granted in late 2021. In order to secure a FM agreement a baseline condition survey of the unit took place in January 2022 and it is hoped that the agreement will be signed shortly. Once in place purchase of the unit can be expedited.

Budget: £70,000 approved.

Remaining Issues: Facilities Management agreement to maintain the building.

3.14. 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

3.15. St John's CE Primary: Two classroom extension and associated spaces. RAG STATUS: COMPLETED

Programme: Works were completed and the new accommodation handed over to the school on schedule in December 2021.

Budget: £1.181m approved.

Remaining Issues: Removal of the temporary classrooms following completion of the scheme but see item 4.44 under condition schemes below

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

Programme: An extension to the dining and teaching facilities at the school are being carried out by the school and diocese. The scheme is due to be completed on 11 March 2022 and is now progressing.

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

Remaining Issues: None

3.17. **Mossley Hollins High School: Extension of tannoy system to modular block. RAG STATUS: GREEN**

Programme: February 2022 half term.

Budget: £10,000 approved by Executive Cabinet November 2021. Actual costs for the works have now been received and will be £4,000 and Panel is requested to recommend to Executive Cabinet that £6,000.00 be returned to the overall Basic Need Fund for allocation to other schemes in the future.

Remaining Issues: None

3.18. **Place Forecasting System**

In order for Tameside to undertake forecasting for place planning each year, a pupil-forecasting tool is procured. This is vital to ensure accurate planning and Panel is asked to recommend to Executive Cabinet that an annual cost of £12,000 in 2022-23, 2023-24 and 2024-25 be allocated from Basic Need to allow this vital work to be completed. Total request £36,000.

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 £132,800 remaining for this financial year. An emergency drain survey was carried out at Stalyhill Infants costing £8,000 and additional costs following the tender process at Broadbent Fold of £121,000 are being funded from contingency. The contingency budget now stands at £3,800.

4.6. An allocation of £43,000 for TMBC project management costs in relation to SCA schemes was approved at July 2021 Panel and Cabinet and has been allocated against the following schemes:

Scheme	£
Aldwyn Primary School	6,020
Arlies Primary	4,710
Audenshaw Primary	680
Broadbent Fold	2,880
Fairfield Road Primary	7,520
Gorse Hall Primary	1,650
Holy Trinity Gee Cross Primary	3,750
Hurst Knoll Primary	1,210

Lyndhurst Primary	250
Milton St Johns Primary	350
Oakdale Primary School	100
Russell Scott Primary	970
St Anne's Denton	3,870
St Johns CE Dukinfield	400
Stalyhill Infants	5,380
CLASP Surveys (Fire Compartmentalisation)	560
Asbestos Surveys	810
Stock Condition Surveys	1,340
Structural Engineers Fees	160
Glass Balustrade Protection Works	390
Total	43,000

- 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. **Aldwyn and Hawthorns Schools: Roof replacement. RAG STATUS: COMPLETED**
 Programme: Scheduled to be carried out as part of the Basic Need scheme at Aldwyn commencing summer 2021.
 Budget: £313,000 approved SCA and £88,000 contribution from the Hawthorns Academy Trust.
 Remaining Issues: Roof replacement was delayed during summer due to unavailability of sub-contractors and inclement weather. Works are scheduled to be completed at the end of March 2022. While carrying out the repairs an issue was discovered relating to ceilings which had been incorrectly fixed in the original building of the school into the roof's metal deck rather than the steel purlins. These fixings were disturbed by the relaying of the roof and meant that they had to be reattached correctly. So as not to delay completion of the roof works the additional costs of £7,000 were expended from the contingency.
- 4.9. **Arlies Primary: Full rewire. RAG STATUS: AMBER**
 Programme: Design works completed.
 Budget: Actual works deferred to summer 2022 because of lack of available budget.
 Remaining Issues: There is a significant amount of asbestos removal required (see below). The actual rewire is a scheme to be considered for 2022/23 funding, see paragraph 4.40 below.
- 4.10. **Arlies Primary: Asbestos removal. RAG STATUS: GREEN**
 Programme: Significant removal of asbestos in ceilings throughout the school in advance of 2022 rewire. Asbestos removal works to all circulation areas of the school and the boiler house took place over summer 2021. Further works to remove asbestos in classroom ceilings took place at October half term and over Christmas 2021. The final asbestos removal work to KS1 classrooms and associated areas is scheduled for Easter 2022.
 Budget: £220,280 approved.
 Remaining Issues: Completion of asbestos removal programme.
- 4.11. **Broadbent Fold Primary: Roof replacement. RAG STATUS: GREEN**
 Programme: Phase 1 spring 2022. Phase 2 summer 2022.
 Budget: £300,000 approved. £150,000 for works in 2021/22 and a further £150,000 in 2022/23 to complete the scheme. Tenders have now been returned and despite a value engineering process with the lowest tenderer the costs will be £420,110 largely as a result of significant increased materials costs since the high-level estimate was prepared. The additional costs of £121,000 have been allocated from contingency to enable the scheme to be completed. Phase 1 commenced on site at February half term 2022.
 Remaining Issues: Completion of Phase 2 works in 2022/23

- 4.12. **Gee Cross Holy Trinity CE Primary: Gable end/roof works. RAG STATUS: AMBER**
Programme: Works were originally scheduled for summer 2021 but the works to the lath and plaster ceilings took priority and meant that this could not go ahead as planned. Currently awaiting final costs from the LEP.
Budget: £70,000 approved.
Remaining Issues: Rescheduling of gable end and roof works once costs are agreed.
- 4.13. **Gorse Hall Primary: Gas boiler replacement. RAG STATUS: GREEN**
Programme: Works to replace the gas boilers were completed over summer 2021
Budget: £86,000 approved. The wider scheme includes several decarbonisation measures funded separately.
Remaining Issues: The works were included as part of a wider decarbonisation scheme that includes solar panels. The panels on the pitched roof elements were fitted over the school summer holidays and are now generating power. The panels planned for the flat roofed areas were delayed because of defects in the flat roof but have now been installed. An additional measure is the installation of an air-source heat pump which was completed at October 2021 half term once planning permission had been obtained.
- 4.14. **Hurst Knoll Primary: Boiler replacement. RAG STATUS: GREEN**
Programme: Works to replace the gas boiler were completed over the school summer 2021 holidays.
Budget: £63,000 approved.
Remaining Issues: The wider decarbonisation project includes an air source heat pump, LED lighting, cavity insulation and new double-glazing. These works have been delayed because of difficulties in the supply chain for materials. The LED lighting and air source heat pump are now completed. The final aspect of the decarbonisation works is replacement of windows throughout the school. The original contractor was unable to confirm completion within the deadline for the grant funding and so an alternative contractor was engaged. The new windows and cavity insulation are scheduled for completion in March 2022.
- 4.15. **Milton St John's CE Primary: Secure entrance extension. RAG STATUS: GREEN**
Programme: Carry out further design work to tender stage in spring 2022
Budget: £18,000 approved to develop designs further.
Remaining Issues: Design work is currently taking place and a further report to a future Panel will be presented following tendering. The main works will need to be considered as part of the 2022/23 allocation – see paragraph 4.49 below.
- 4.16. **Oakdale School: Roof – investigation and specification. RAG STATUS: COMPLETE**
Programme: A survey took place as planned.
Budget: A high-level budget of £5,000 approved. Actual costs were £5,184.
Remaining Issues: The survey recommends complete replacement of the roof at the school. This will need to be considered alongside other re-roofing schemes for possible inclusion in the 2023-24 or 2024-25 Education Capital Programme. A further report to a future Panel will be made at the time.
- 4.17. **Russell Scott Primary: Funding for further emergency works pending the resolution of the options appraisal on the future development of the school. RAG STATUS: RED**
Programme: As and when required
Budget: £50,000 approved to carry out any necessary emergency repairs during 2021/22.
Remaining Issues: Identifying funding for the future redevelopment of the school. On 3 February 2022 the DfE provided an opportunity for responsible bodies to submit proposals for urgent rebuilding schemes as part of the wider DfE School Rebuilding Programme. In order not to miss the opportunity the Council submitted a bid for the rebuilding of Russell Scott before the 3 March 2022 deadline. Panel is asked to recommend to Executive Cabinet that this bid submission be supported subject to sufficient funding being granted.

- 4.18. **St Anne's Primary Denton – Front entrance extension. RAG STATUS: GREEN**
Programme: St Anne's has very poor entrance and visitor reception arrangements. The project improves the situation by means of a new extension which will provide better visitor management arrangements to the school. Disabled toilet facilities, currently lacking at the school, will also be provided.
Budget: £201,000 approved. A high-level estimate total cost of £403,000 is estimated. £175,000 of the costs will be met by the school. Planning permission has been obtained and the project tendered.
- 4.19. Because the scheme is above £250,000 it is not appropriate for it to be carried out under the Additional Services contract and a full design and build contract will need to be entered into. To facilitate this additional surveys were carried out in December 2021. At the time of writing final costs for the scheme are awaited from the LEP. A further report will be presented to Executive Cabinet when the full costs of the scheme are finalised but it is possible that because of price inflation in the building industry an additional budget provision will be required. This is discussed under 2022/23 schemes in paragraph 4.45 below.
- 4.20. Remaining Issues: Entering into full contract. It is likely that the motorway bridge adjacent to the school will be replaced by the Highways Agency during the likely period of the school works. Access to the school will be limited and this may cause some disruption to the building programme but this is not quantifiable at this stage.
- 4.21. **Stalyhill Infants: Complete roof replacement. RAG STATUS: COMPLETED**
Programme: Works were completed as planned in December 2021.
Budget: £280,000 approved. Following tender returns, the cost of the works is £273,000.
Remaining Issues: None with the roof replacement but see new item re drainage below.
- 4.22. **Stalyhill Infants: Drainage. RAG STATUS: RED (Costs)**
Programme: Subsequent to the completion of the roof serious problems with the school's drainage came to light. The school has internal drainpipes and because the new roof discharged water into the drainage system more effectively the drains were backing up and causing flooding inside the school after heavy rain. A CCTV camera survey of the drainage was carried out and straightforward blockages cleared using contingency funding at a cost of £8,000. Additional works are required to some areas of external drainage where collapse has taken place. A price is currently awaited.
Panel is requested to recommend to Executive Cabinet the allocation of £33,000 to cover the survey and works that have already taken place and an estimate of the additional works required.
Budget: £33,000 to be approved.
Remaining Issues: Urgent completion of drainage repairs.
- 4.23. **Whitebridge College: Creation of secure entrance. RAG STATUS: AMBER**
Programme: The internal remodelling of the front entrance corridor to minimise security risks and assist with the management of pupils. An additional £35,000 from the condition budget is being requested to complete this work. See also paragraph 4.48 below.
Budget: £15,000 approved.
Remaining Issues: Rescheduling of the works. See also paragraph 4.48 below
- 4.24. **Asbestos management Surveys – Survey of locations inaccessible when original surveys carried out. RAG STATUS: AMBER**
Programme: 6 of the 23 schools requiring re-visits were completed over summer with the remainder now to follow over the school holidays up to and including Easter.
Budget: £42,000 approved and costs will be well within budget.
Remaining Issues: None
- 4.25. **Condition Surveys – Resurvey of 20% of schools. RAG STATUS: GREEN**
Programme: Now deferred until later in 2022

Budget: £70,000 approved. The work now needs to be tendered but costs are expected to be within budget.

Remaining Issues: None

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

Programme: As and when required

Budget: £8,000 approved.

Remaining Issues: None

CONDITION SCHEMES 2022/23

4.27. Using the independent surveys of the condition of school buildings as a basis a number of urgent schemes are indicated as required for 2022/23.

4.28. Condition-related works are funded by a central government grant – the School Condition Allocation (SCA). Unfortunately the amount of grant available for 2022/23 is not announced by central government until later in the year.

4.29. The SCA is a formulaic annual grant and is based upon school pupil numbers. It is anticipated that the grant allocation for Tameside for 2022/23 will be £1.2m. 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 £1.2m.

4.30. In order for schemes to be carried out over summer 2022 progress in designing and tendering schemes needs to be carried out before the grant announcement is made.

4.31. Strategic Planning and Capital Monitoring Panel is requested to recommend to Executive Cabinet that the schemes in the table at paragraph 4.51 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 2022/23 SCA and the remaining unallocated SCA from previous years.

4.32. **Capitalised Salaries**

To cover the Council's costs of project management of the various schemes over 2022/23 it is recommended that £45,000 be allocated from 2022/23

4.33. **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. £3,800 of contingency remains from 2021/22 at the time of writing and it is recommended that £146,200 be allocated from 2022/23 to bring this amount back to £150,000.

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

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 currently submitted to the GMCA. The advantage of this is that the school would 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.

4.35. Unlike previous rounds of the Decarbonisation scheme there is a significant contribution of "matched funding" that must be made to secure the wider grant.

- 4.36. Panel is asked to recommend to Executive Cabinet the allocation of £160,000 of 2022/23 SCA to this scheme being the required matched funding and an allowance for items not covered by the decarbonisation grant such as asbestos surveys and removal.
- 4.37. Should the application to the decarbonisation fund be unsuccessful the boiler at the school will need to be replaced anyway and the £160,000 would be sufficient to do this.
- 4.38. **Stalyhill Junior School, Stalybridge – Boiler replacement and decarbonisation measures. RAG STATUS: GREEN**
This is another boiler in need of urgent replacement. As with St John's CE above the scheme is included in a bid to GMCA for decarbonisation funding.
- 4.39. Panel is asked to recommend to Executive cabinet the allocation of £140,000 of 2022/23 SCA to this scheme being the required matched funding and an allowance for items not covered by the decarbonisation grant such as asbestos surveys and removal.
- 4.40. **Arlies Primary School Stalybridge – Full rewire. RAG STATUS: GREEN**
Members will recall that this school requires a complete electrical re-wire. Unfortunately every ceiling in the school contains asbestos and a programme of asbestos removal has been and continues to be carried out over school holidays in 2021 and 2022. The asbestos removal will be completed over the 2022 Easter holidays which then allows the re-wire to take place over summer. Currently the school has temporary ceilings where the original asbestos ceilings have been removed, so the project includes replacing all ceilings and lighting once the rewire has been completed. The lighting would be an energy efficient smart lighting system to reduce running costs and contribute to reduced CO2 emissions.
- 4.41. Panel is asked to recommend to Executive cabinet the allocation of £370,000 of 2022/23 SCA to this scheme being a high level estimate of costs for the re-wire along with the costs of replacing the ceilings and lighting, and redecorating as required.
- 4.42. **St John's CE, Dukinfield – Early Years Department – Major floor replacement. RAG STATUS GREEN**
The Early Years department is taught in a wooden framed extension designed and built by Tameside's Architectural Services Department about 15 years ago. Problems with floors have been evident and an intrusive survey took place over the 2021 Christmas holidays. Unfortunately this indicates major problems of damp affecting the floors and will require urgent attention if the situation is not to worsen and force closure of the classrooms. It is likely that the works will take longer than the summer holiday period to carry out but must be done if closure of the department is to be avoided.
- 4.43. There is currently a two-classroom mobile unit on site which was provided while the 2021 extension was being constructed. That extension was completed in December and it is proposed to retain the units and relocate the early years' pupils into the mobile classrooms to allow an early start to the works.
- 4.44. At the time of writing the work needs to be tendered but it is likely to cost in the order of £300,000. To avoid a lengthy extension of the hire of the mobile units an early start to resolve the problems is required.
- 4.45. **St Anne's Denton secure entrance extension. RAG STATUS: RED**
As discussed in paragraph 4.18 above it is proposed to include a 15% contingency in the 2022/23 SCA budget as an insurance against any increased costs. It is now 12 months since the original tenders were returned and price inflation in the building industry is an increasing factor. Panel is requested to allocate £60,000 of 2022/23 SCA as a contingency for any increased costs on this scheme. Any unused contingency would be returned to the overall SCA when final costs and a contract have been entered into. That would itself be subject of a separate Executive Decision Notice.

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

The condition surveys identified that the air conditioning systems at these three schools are all reaching the end of their serviceable life. A detailed survey has been commissioned to identify the works required at each school and assign a priority order in which they need to take place. Panel is requested to recommend to Executive Cabinet that £100,000 of 2022/23 SCA be set aside to address the highest priority work over summer 2022.

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

The intruder alarm system and its connections to external monitoring failed in mid-February 2022. Replacement systems will need to be provided and Panel is requested to recommend to Executive Cabinet that £50,000 of 2022/23 SCA be allocated to the scheme.

4.48. **Whitebridge College – secure entrance and internal remodelling. RAG STATUS: GREEN**

A feasibility study has now been completed and estimates costs as £105,000 to carry out the works. £15,000 has been previously approved in the 2021/22 budget and the school will contribute £25,000 towards the scheme. A further £35,000 is available from a developer contribution which will be used for this scheme. Panel is asked to recommend to Executive Cabinet that £30,000 of 2022/23 SCA be set aside for this scheme and that we utilise the £35,000 developer contribution towards this project.

4.49. **Milton St John’s CE – Secure entrance extension. RAG STATUS: AMBER (costs)**

Design works to tender stage have previously been approved and this work is underway. Consideration will need to be given to carrying out the actual project. Should the amount of SCA received from the DfE be greater than that predicted then it may be possible to include this scheme in the 2022/23 programme. However the £200,000 high level estimated cost may need to be considered from 2023/24 SCA.

4.50. 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. This relates to the following schools subject to receipt of the SCA:

Arlies Primary	10,000
Stalyhill Juniors	10,000
St John’s Primary	20,000
White Bridge College	25,000
Lyndhurst Primary	10,000
Ravensfield Primary	10,000
Aldwyn Primary	10,000
Total	95,000

4.51. The following table summarises the above.

Priority	Scheme	Estimated Costs
1	Capitalised salaries	45,000
2	Top up remaining contingency to £150,000	146,200
3	St John’s Boiler and decarbonisation	160,000
4	Stalyhill Junior boiler and decarbonisation	140,000
5	Arlies Rewire and ceilings and lighting	370,000
6	St John’s EYFS – Floor replacement	300,000
7	St Anne’s secure entrance contingency	60,000
8	Air con systems at three schools	100,000
9	Oakdale alarm systems	50,000
10	Whitebridge College	55,000

11	Milton St John's secure entrance	0
	TOTAL	1,426,200

The estimated SCA available is £268,379 unspent allocation from 2021/22 and £1,200,000 2022/23 allocation, totalling £1,468,379. The above schemes would be funded by £1,296,200 SCA, £95,000 of school contributions and £35,000 of developer contributions.

5. SPECIAL PROVISION FUND & HEALTHY PUPILS CAPITAL FUND

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

6. HIGH NEEDS PROVISION CAPITAL FUND

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

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

Programme: The school is establishing a resource base for 10 children with Education, Health and Care Plans from September 2021. Although there are no major capital requirements in order to open the provision, the school has requested £23,000 to refurbish an external play area to allow children in the resourced provision to have dedicated access to a suitable play area. As an academy, this funding will be subject to a grant agreement. High Needs Provision Capital Funding, like Basic Need may be allocated to academies if this contributes to providing the specialist provision required. Details of the proposed work was taken to Cabinet on the 24 November for approval. Once the grant agreement between the Epworth Education Trust and the Local Authority is approved and processed the school can proceed with the work.

Budget: £23,000 previously approved.

Remaining Issues: Completion of grant agreement.

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.