

CABINET MEETING – MARCH 2024
EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

Proposal to Procure Works and Award Contracts for the New Thorney Close Primary School Buildings

Author(s):

Director of Children's Services

Purpose of Report:

To provide information relating to and seek a decision on the proposal to procure capital works for the delivery of a new Thorney Close Primary School building at the site of the former Sunningdale Primary School.

Description of Decision:

Cabinet is recommended to:

- (i) Authorise the Director of Children's Services in consultation with the Director of Finance and the Portfolio Holder for Children, Learning and Skills to procure and award all required contracts for the completion of construction works to deliver a new build Thorney Close Primary School on the site of the former Sunningdale Primary School; and
- (ii) Authorise the Assistant Director of Law and Governance to execute all relevant documents in order to give effect to the above.

Is the decision consistent with the Budget/Policy Framework? *Yes

If not, Council approval is required to change the Budget/Policy Framework

Suggested reason(s) for Decision:

The funding of a replacement school building for Thorney Close Primary School is included within the capital programme. The procurement and award of a construction contract is required to deliver the new building.

The value of the contract required exceeds £0.5m therefore requires Cabinet approval in accordance with the requirements of the Council's constitution.

Alternative options to be considered and recommended to be rejected:

To not procure works to deliver the new Thorney Close Primary School. Failure to deliver the scheme would result in Thorney Close Primary School remaining on a site that is inappropriate for its educational offer, would not provide a low carbon, energy efficient school building for the local area, would not facilitate the follow on, and more appropriate subsequent use of the current Thorney Close Primary School site as a Special Educational Needs setting post 2026 which would lead to a subsequent lack of capacity within that sector.

Impacts analysed;

Equality No **Privacy** No **Sustainability** Yes **Crime and Disorder** No

Is the Decision consistent with the Council’s co-operative values? Yes

Is this a “Key Decision” as defined in the Constitution? Yes

Is it included in the 28 day Notice of Decisions? Yes

Report of Director of Children's Services

1. Purpose of the Report

- 1.1 To provide information relating to and seek a decision on the proposal to procure capital works for the delivery of a new Thorney Close Primary School building at the site of the former Sunningdale Primary School.

2. Description of Decision (Recommendations)

2.1 Cabinet is recommended to:

- i) Authorise the Director of Children's Services in consultation with the Director of Finance and the Portfolio Holder for Children, Learning and Skills to procure and award all required contracts for the completion of construction works to deliver a new build Thorney Close Primary School on the site of the former Sunningdale Primary School; and
- ii) Authorise the Assistant Director of Law and Governance to execute all relevant documents in order to give effect to the above.

3. Current Position

- 3.1 The Council's capital programme includes funding for a replacement for the current Thorney Close Primary School buildings. The new buildings are to be developed at the former Sunningdale Primary School site at Shaftoe Road. The building is to be designed by the Council with an external contractor procured to undertake the construction works.

4. Proposal

- 4.1 The value of the overall scheme is currently projected at £10.8m with construction costs estimated at £9.1m.
- 4.2 It is proposed that the procurement of a contractor to undertake the required construction works is carried out via the North East Procurement Organisation (NEPO) or another appropriate procurement framework to facilitate a contract award in Autumn 2024.
- 4.3 Subject to successful contract award it is currently projected that site works will commence in November 2024 with completion for January 2026.
- 4.4 The approved funding allocated for the scheme within the Capital Programme is £9.8m. Latest estimates indicate the costs required to deliver the scheme will be £10.8m which takes into account savings made through reviewing the design of the new building where appropriate (such as adoption of air sourced heat pump technology vs the more expensive Ground Source technologies). At this point it is not considered that further cost reductions can be made without impacting on the educational offer.

4.5 Increased costs arising from the scheme are associated with an amended substructure design solution, works to support the integration of children with hearing impairments across the wider class bases at the new school, additional costs associated with the implementation of low carbon measures at the new site and general increases in construction cost estimates.

4.6 The increased financial requirement will be met through funding provided from unallocated Schools Condition Allocation (SCA) capital grant.

5. Reasons for the Decision

5.1 The funding of a replacement school building for Thorney Close Primary School is included within the capital programme. The procurement and award of a construction contract is required to deliver the new building.

5.2 The value of the contract required exceeds £0.5m therefore requires Cabinet approval in accordance with the requirements of the Council's constitution.

6. Alternative Options

6.1 To not procure works to deliver the new Thorney Close Primary School. Failure to deliver the scheme would result in Thorney Close Primary School remaining on a site that is inappropriate for its educational offer, would not provide a low carbon, energy efficient school building for the local area, would not facilitate the follow on, and more appropriate subsequent use of the current Thorney Close Primary School site as a Special Educational Needs setting post 2026 which would lead to a subsequent lack of capacity within that sector.

7. Impact Analysis

Introduction

a) Sustainability –The recommendations will result in the development of high-quality education facilities in the city, allow the expansion of existing school places and will facilitate additional educational capital developments post completion.

8. Other Relevant Considerations / Consultations

(a) Other Considerations:

(i) **Financial Implications** – The current approved scheme budget is £9.782m. The additional cost of circa £1m from this proposal will be met from Schools Condition Allocation (SCA) capital grant. Initially this will be met from the unallocated schools capital grants allocation within the current capital programme. However, depending upon schools' condition priorities that may emerge during 2024/2025, there may be a need to commit an element of the 2025/2026 SCA grant allocation in advance of, but for spend within, that year. Should this be the case, this will be reported to Cabinet in 2024/2025 as part of a future quarterly capital review report.

- (ii) **Legal Implications** – The contract required for the delivery of the works authorised by this report will be procured in accordance with the requirements of the Council's Procurement Procedure Rules and the Public Contract Regulations 2015 as appropriate.

- (iii) **Procurement** – Corporate Procurement has been consulted and the comments are contained within the report.

