

	<p style="text-align: center;"><b>Executive</b> 26 May 2009</p> <p style="text-align: center;"><b>Report from the Director of Children and Families</b></p>
<p style="text-align: right;">Wards Affected: ALL</p>	
<p style="text-align: center;"><b>Sudbury Primary School – Primary Capital Programme funding required to enable necessary school expansion</b></p>	

Forward Plan Ref: C&F-08/9-022

## 1.0 Summary

- 1.1 Recent projections of demographics point to a shortage of between 5FE and 13 FE at Primary level, adopting respectively a 5% and a 10% level of surplus places to enable choice and diversity within the borough.
- 1.2 The Council and Sudbury School Governors have consulted on the statutory proposal to expand the school by 1FE to help meet the shortfall of places. The expansion of Sudbury School features as a high priority in the Council's recent submission to the DCSF for funding from Primary Capital Programme (PCP).
- 1.3 The report therefore seeks approval from the Executive for the proposal to fund expansion at Sudbury Primary School as a means to meet the sharply rising demand for school places in the borough, to be funded primarily from PCP.

## 2.0 Recommendations

- 2.1 The Executive is requested to approve the allocation of up to £6.50m in total, from Primary Capital Programme funding, to support the expansion proposal at Sudbury School.
- 2.2 The Executive is requested to approve the approach to be taken with Sudbury School that will assist in alleviating the continued pressure on school places as well

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as supporting the school's wider education vision, to incorporate community cohesion and participation.

### **3.0 Detail**

#### PCP – Primary Strategy for Change

- 3.1 In its Primary Capital Programme - Primary Strategy for Change (PCP- PSfC) submitted to the DCSF in June 2008, the Council acknowledges an increasing demand for school places across all year groups, with most acute demand in central and west Brent, particularly in Wembley Central, Sudbury and Alperton wards, where the majority of primary school places are full. In addition, a re-programme of urgent condition works in a number of Brent schools, may be brought forward.
- 3.2 In March 2009, the Council responded to the DCSF request for modifications by re-submitting the PSfC on the following areas:
- An analysis on the baseline position with regard to ICT
  - An analysis on schools below floor targets
  - An outline approach to raising standards, particularly for schools below floor targets
  - More detail on how excellent design and sustainability is to be secured
- 3.3 As part of the re-submission, officers took the opportunity of clarifying priority ranking, given that some schemes previously prioritised have been affected by the credit crunch and have been slowed down. At the invitation of the Director of Children and Families, a number of schools signalled readiness to expand. Of these, Sudbury School was elected to be prioritised as a school for expansion. Islamia School will also expand from January 2011 and at a cost of £3.25m and Anson School at a cost of £300k offering 52 additional places. Sudbury School is therefore ready to deliver an additional 1FE expansion, together with Islamia in 2011 and Anson School from September 2009.
- 3.4 For Islamia School, to which £3.25m is provisionally allocated from PCP funding to support its new-build 2FE expansion scheme, DCSF TCF funding of £3.96m towards project costs is also available. The funding programme for Islamia means that £781k of PCP funding is allocated towards its new-build project from 2009/10, £2.377m in 2010-2011 and £100k in 2011-12. Islamia currently draws approximately half of its pupil intake from outside the borough, but has agreed, in consideration of PCP funding, to incorporate wider residential areas of Brent from which to take new pupils in future. Currently Islamia accepts 10% of non-Muslim pupils. The Islamia project has also been prioritised as it provides urgent additional school places where needed; much of the preliminary design work has been undertaken. PCP is also envisaged to support a small expansion project of £300k at Anson Primary School as well as a package of schools with the most urgent condition needs. Remaining allocations from PCP, estimated at £1.630m would address this package of condition works, once DCSF confirm the 2009-10 allocation.

## Demographics – the need for school places

- 3.5 In January 2007, the Council commissioned a review of demographic forecasts which concluded that Brent will need to provide an additional between 5FE and 13FE in the primary sector by 2016. It is anticipated that this target will be met, once identified schools which have the capacity to expand, coupled with potential funding opportunities, such as that afforded by the PCP is endorsed and in place. Currently, in addition to Islamia (expansion by 1FE) and Anson (expansion by 52 pupil places per year group), Ark Academy will provide 420 pupil places by 2014/15 (the school placed 56 Reception Year pupils in 2008/09 and will expand by yearly progression of year groups).
- 3.6 In order to achieve this target, projects that might provide additional capacity have been accelerated in the phasing of priorities in Brent's PCP – PSfC documentation, as indicated at paragraph 3.3 above.

## Sudbury Primary in helping meet deficit places

- 3.7 Sudbury School opened in January 2000 following the amalgamation of separate junior and infant's schools sharing the same site and operating as a 3FE school. Since 2008, Sudbury has been operating as 4FE starting at Reception, on the understanding that the school will be permanently expanded in quality, fit for purpose accommodation. The statutory consultation process for expansion of school places has therefore already taken place (reported at the Executive meeting on 4 August 2008). The school site also accommodates a Nursery, remote from the main school building.
- 3.8 Sudbury School, which achieved Foundation status in April 2007, caters for pupils from a wide socio-economic mix. It is sited in an area of high and increasing demand for school places; it has the capacity to accommodate 4FE in all year groups from 2008. Sudbury also has a Head-teacher who is willing to embrace the expansion proposal and to support, with substantial school's funds, limited PCP finances to achieve not only vital additional school places, but also to incorporate the School's Education Vision, including the Extended School Agenda.
- 3.9 Sudbury School, as it is now known, is made up of separate buildings dating back to the Victorian era, some buildings erected in the 1930's, other elements built in the 1950's and more still in the 1970's. Its main building is two storeys: Infants based on the ground floor, Juniors are on the first floor. Asset Management Plan data notes that generally the building is in a relatively satisfactory condition though requiring some external refurbishment works particularly to roofs, sanitary facilities and upgrading of mechanical and electrical services.
- 3.10 In August 2008 Brent commissioned Mace Consultant, on Brent's Framework, to produce a Feasibility Study to RIBA Work Stages A/B that would inform the best options available to achieve expanded school places in fit for purpose learning and teaching environments, at a cost that would also accommodate other school expansion and urgent condition packages of priorities within the PCP time frame (2008/09-2010/11) and within resources and which upheld, where possible, the school's Initial Strategic Master-plan, incorporating its education vision for the following 10+ years.

- 3.11 The works proposal includes a new Children's Centre adjacent to a remodelled Nursery on the school site. Funding would come from Sure Start Phase 3 and therefore separate from PCP resources. Locating a Children's Centre at this site is in line with Brent's strategic plan for Children's Centres (as agreed at the 19 January 2009 Executive meeting) to site new Children's Centres where there is potential and capacity for expansion.
- 3.12 The current plans at Sudbury School have been arrived at in full consultation with governors, staff and design advisors. As a result of the design development process, a proportion of the buildings will be remodelled (24%), refurbished (50%) or rebuilt (26%).
- 3.13 Sudbury School presents generous floor areas for a 3FE school. However, much of the school includes scattered, older, buildings which are difficult to use efficiently. The floor area is therefore now above the guidelines for a 3FE school, as given in the DCSF BB99. It would continue to be above guideline areas after the proposed project is completed.
- 3.14 **Proposed works**
- 3.14.1 Proposed works include new-build classroom blocks, new-build group learning, remodelling to Year 1 areas, refurbishment to classrooms, library, drama areas, new-build Children's Centre, new-build Hall and facilities, remodelling to reception, administrative and Nursery areas.
- 3.14.2 The level of proposed new-build means that Sudbury School would have a surplus provision of accommodation in terms of the DCSF's Building Bulletin (BB)99, which gives guidance on appropriate or required accommodation spaces for schools. This results primarily from the provision of a new Hall, Changing and Support accommodation, plus the inherent inefficiency of the configuration of the existing structure, fabric and layout of the buildings. It is very clear that the amalgamation of the schools has not before been addressed on a strategic level, which accounts for the current hindrance to its organisational and operational management.
- 3.14.3 A proportion of the school's buildings are Victorian, housing the kitchen, dining hall, cloakrooms, plant, old hall (sublet to a long-standing Martial Arts club) and circulation. The arrangement is that the entire school must exit the main school building and cross the playground to access kitchen and dining facilities, in all weathers. Proposed works to provide a covered link from the main building to the existing dining hall will alleviate the management problems associated with the current arrangement. The advice from the School's Improvement Service is that a 4FE school needs a designated dining room; the proposal to keep the existing dining hall will offer that opportunity.
- 3.14.4 Overall, the school's current classrooms are marginally undersized, as defined by BB99 and have decentralised ICT provision. The build proposal would address the school's current lack of sufficient centralised cloak and

storage provision as well as separate group learning/multi-activity space within reach of each respective year group, thereby freeing up valuable floor space within each of the existing classrooms.

- 3.14.5 The DCSF in July 2007 published guidance for schools on how they might promote and contribute to community cohesion under a number of headings, including learning and curriculum and engagement and extended services. Together with the Every Child Matters agenda, Sudbury School has a clear vision and purpose in continuing to bring coherence to the various elements of its work on community cohesion.
- 3.14.6 As noted, the proposal incorporates a new Children's Centre, a new Hall as well as to provide Support accommodation so that Sudbury may enhance its core offer of extended services, enabling local children, families and local communities access to a range of valuable resources and improved local amenities, including:
- a varied range of activities, including study support, performing arts, sport and music clubs, combined with childcare.
  - parenting support including family learning
  - targeted and specialist services
  - community functions and community education
  - provision of ICT suite located within the Children's Centre
  - drop-in activity and crèche.

### 3.15 PCP resources and Sudbury School's funds

- 3.15.1 Brent's provisional PCP Grant allocation is £11,687,880 for Phase 1 (2008/09-2010/11) of which £4,654,940 is allocated in 2009-10, with £7,032,940 for 2010-11 to be confirmed once the DCSF has reviewed the additional information submitted as set out in paragraph 3.2.
- 3.15.2 An indicative cost for the proposed preferred Option 1, as outlined in the Mace feasibility study, (shown in Appendix 1) is £8.470m of which an approximate £450k is budgeted against the new-build Children's Centre and would be resourced from Sure Start. The school is able to contribute £1.5m towards costs for the new-build hall and associated facilities. A net PCP allocation of up to £6.50m would fund building works at Sudbury School.
- 3.15.3 Appendix 1 shows a cost plan which denotes the elements of the proposed building blocks, whether new-build, refurbishment or remodelling and the source of funding.
- 3.15.4 The indicative allocation of up to £6.5m over two years Phase 1 PCP for the Sudbury School expansion is a large amount, but necessary due to the level of re-organisational, managerial and re-configuration of works required to provide additional school places – Sudbury is over-subscribed with heavy demand for places; addressing the expansion needs will help alleviate the Council's statutory duty to provide places where needed most. Sudbury is one of a few schools that is both able and willing to

embrace expansion requirements and located in a pressure point area of demand.

- 3.15.5 Other schemes are being developed for expansion or on condition needs basis and yet to be identified.

### 3.16 Works Programme at Sudbury

- 3.16.1 Subject to Executive approval to the proposed build project at Sudbury Primary School, it is anticipated that Architects will be appointed from the Council's Property Services Framework for RIBA Stages C-L (Outline Design to Construction to Practical Completion) to which the estimated value of the Architect's contract, based on the total project costs is in the region of £1.09m.
- 3.16.2 The build programme for the major new-build/refurbishment works is of 48 weeks duration, commencing April 2010 and completing March 2011. However, it is feasible that the programme may be phased in a way that new-build works, including Classroom blocks, the Children's Centre, new hall, Group Learning classrooms and some of the re-modelling works to classrooms, library, reception, nursery and administrative areas are undertaken utilising confirmed PCP funds. Other areas of construction works would be phased according to confirmation of 2010-11 allocation. Phasing Sudbury's works programme would be a logical step to take whilst the DCSF is still to confirm Brent's PCP allocation for 2010-11 of £7,032,940. Until confirmation is received, the construction programme will need to allow for the work to not only be carried out in phases but also have appropriate provisions allowing the Council to withdraw phases/packages of work if funding is not forthcoming or is reduced. Phasing Sudbury works also allows for the allocation to Islamia (£781k), Anson (£300k) and the remaining allocation (to be finalised) for condition needs.
- 3.16.3 The build programme will be amended according to the amount of works that are to be undertaken at the first stage,
- 3.16.4 A report will be presented to the Executive in autumn 2009 for approval to tender the construction contract. If at that point the Council's PCP allocation has not been confirmed as being the same, or is a considerably smaller sum than provisionally allocated, the funding of the scheme will also be brought back to the Executive at that point.
- 3.16.5 Estimated costs to undertake works to provide two additional temporary classrooms from September 2009 range from £15,000 to £20,000 and are to be carried out over the coming summer vacation. The school has agreed to take out of use one of its existing booster classrooms and to re-locate its library so as to provide an additional two temporary classrooms from September 2009. An appropriate procurement procedure would be followed in accordance with the Council's Standing Orders. It is anticipated that these works will be funded from the Capital Programme. These

temporary classrooms would be used until the major new-build/ refurbishment works completed in March 2011.

#### **4.0 Financial Implications**

- 4.1 Potential PCP costs attributable to the Sudbury School expansion proposal is up to £6.5m of total estimated project costs of £8.470m.
- 4.2 Appendix 1 shows a cost plan breakdown of estimated project costs, indicating areas of new-build, remodelling and refurbishment with associated costs and sources of funding streams.
- 4.3 Brent's PCP allocation in Phase 1 (2008/09-20210/11) is £11,687,880. To date an allocation of £4,654,940 is confirmed and is available for 2009-2010. The suggested build works programme will be phased in PCP Phase 1 and funded correspondingly from PCP. Confirmation of funds for 2010-2011 is to be yet announced by the DCSF, but have been provisionally allocated.
- 4.4 Agreement would need to be reached in terms of 'marrying' school funds available, noted as £1.5m for the expansion project, with available PCP resources and phased appropriately.
- 4.5 PCP funding Phase 1 that is anticipated to address other priority schemes identified above (Islamia, Anson and other condition needs) should be achieved without incurring risk from lack of funding resources provided these projects are managed appropriately.

#### **5.0 Legal Implications**

- 5.1 Sudbury Primary School is a mainstream state school that achieved its Foundation status in April 2007. It is state funded and managed by a board of governors which employs staff and sets the admissions criteria. The board of governors are in agreement to the expansion of school places that led to the school moving from a 3FE to a 4FE in September 2008.
- 5.2 Brent Council has a statutory duty to provide school places where needed; the proposal of the build and refurbishment project to expand the capacity will facilitate the Council in its duty.
- 5.3 The estimated value of the Architects' Contract is higher than the EU threshold for Services and the contract will therefore be governed by the Public Procurement Regulations 2006. The contract will also be subject to the Council's Contract Standing Orders in respect of High Value contracts and Financial Regulations. It is proposed that the Architects will be procured by a call-off from the Council's Property Services framework. The Public Procurement Regulations allow the use of framework agreements and prescribe rules and controls for their procurement. Contracts may called off under such framework agreements without the need for them to be separately advertised and procured through a full EU process. The Council's Contract Standing Orders state that no formal tendering procedures apply where contracts are called off under a Framework Agreement established pursuant

to Standing Orders. However, officers will need to report back to the Executive for the award of the Architects' Contract in due course.

- 5.4 The estimated value of the Construction Contract will be higher than the EU threshold for Works and the contract will therefore be governed by the Public Procurement Regulations 2006. The contract will also be subject to the Council's Contract Standing Orders in respect of High Value contracts and Financial Regulations. Officers will need to report back to the Executive for approval to tender this contract and for contract award in due course.
- 5.5 The estimated value of the contract for the contract for temporary accommodation falls below the EU threshold for advertising and therefore the contract is not governed by the full application of the EU Regulations. It is however, subject to the overriding EU principles of equality of treatment, fairness and transparency in the award process and the Council's Contract Standing Orders. Officers will follow an appropriate procurement route pursuant to Contract Standing Orders and delegated authority to award the contract pursuant to Paragraph 2.5 of Part 4 of the Constitution.

## **6.0 Diversity Implications**

- 6.1 Sudbury School caters for pupils from a wide socio-economic mix. Pupils come from diverse ethnic and cultural backgrounds and the main languages spoken other than English are Tamil, Urdu, Gujarati and Somali.
- 6.2 The number of pupils with learning difficulties or disabilities is relatively high, but the school is nevertheless strong in KS2 standardised assessment tests and has been put in the top 5% of schools nationally.
- 6.3 These factors will be strengthened and built upon so that the education delivery, facilities and amenities are enhanced and made more available to the children and families who need these services most.

## **7.0 Staffing/Accommodation Implications (if appropriate)**

- 7.1 Sudbury School has a number of long serving staff who have served the school well in delivering the education curriculum and who have helped to raise standards in buildings that are not equipped to cope with the requirements of modern teaching methods.
- 7.2 The building works as outlined above will improve conditions of teaching accommodation and will thereby facilitate the organisation, management and operation of teaching systems throughout the school.



## Background Papers

- i) Sudbury School file - AMS
- ii) Mace Feasibility Study – March 2009
- iii) Educational Need Report to GLA – 1 April 2009
- iv) BCP Presentation Child Poverty – 22 April 2009

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**John Christie**  
**Director of Children & Families**

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