

EAST RENFREWSHIRE COUNCILCABINET2 June 2016Report by Director of EnvironmentEXTENSION AND REFURBISHMENT – CROOKFUR PRIMARY SCHOOL**PURPOSE OF REPORT**

1. To update the Cabinet with regard to the extension and refurbishment of Crookfur Primary School and seek approval to the actions taken.

RECOMMENDATIONS

2. It is recommended that the Cabinet:
- (a) Notes the current position on costs and funding;
 - (b) Homologates the action taken in respect of the Financial Regulations Clause 10.1; and
 - (c) Delegates to the Director of Environment to progress with the project on site to its successful completion.

BACKGROUND

3. Following a review of funding for the new Barrhead High School, the Scottish Futures Trust increased their level of revenue support (for Barrhead High School) on the basis that the corresponding release of capital funding (to be resourced by the Council) would be redirected to other school(s) within the authority to improve their current fabric condition.

4. The Scottish Futures Trust approved the release (i.e. redirection) of £7m from Barrhead High School to Crookfur Primary School. The initial cost of the project was estimated to be £7.8million.

5. The works to refurbish and extend the existing facility will deliver the following benefits:

- Refurbishment of the existing building including internal and external works
- Upgrading and expanding the existing games areas and dining area
- Erection of a new 90/90 nursery and offices
- Full renewal of mechanical and electrical services
- The building will be fully Disability Discrimination Act compliant upon completion

6. The original condition of this funding was that these funds were to be fully expended by March 2017.

7. The Council was given an extension of time on this condition until August 2017 due to the complexity of this project with no possibility of further time extensions.

REPORT

8. Work will take place, while the school is occupied. This will require temporary decant accommodation and the project will be carried out in a series of phased handovers.

9. To satisfy increasing nursery and primary school pupil numbers, this temporary accommodation must be available to the school for the August 2016 intake.

10. To meet this accelerated timescale, tender documents were issued to five contractors on 14th December 2015, with a tender return date of 29th February 2016.

11. The contract is a design and build contract to encourage alternative solutions to meet the timescales required.

12. Only 1 of the 5 invited contractors returned a tender (Heron Brothers Ltd).

13. The returned tender when added to other elements, including fees, IT, contingencies etc. amounted to £8.9m. This figure is £1.1m over the previously authorised funding of £7.8m.

14. The Council is asked to note that the same contractor (Heron Brothers Ltd. has also been appointed to construct the new Faith Schools Joint Campus. This school has also to be ready for the August 2017 intake. The tender for this particular project has been accepted with an anticipated under spend of £1.3m against the provision made in the Capital Programme.

15. The subsequent effect on the capital budget over both these projects is a net underspend of approximately £200,000 against estimated provision within the Capital Programme.

16. To meet the very tight timescale to deliver this project, the Director of Environment sought and received approval of two Cabinet members in compliance with clause 10.1 of the Councils Financial Regulations, subject to this report being submitted to the next available meeting of the Cabinet. Councillor's Devlin and Fletcher were the members who provided approval.

FINANCE AND EFFICIENCY

17. The additional funding required will be offset by the anticipated savings for the Faith Schools Joint Campus project with a net saving to the overall budget for both schools of £200,000.

CONSULTATION AND PARTNERSHIP WORKING

18. The project has involved significant partnership working between representatives from within the Environment, Education, Legal and Finance departments.

19. The planning process has involved statutory consultation and workshops have taken place with relevant stakeholder.

IMPLICATIONS OF THE PROPOSAL

20. This report seeks approval of the decisions taken (under clause 10.1 of the Financial Regulations) to maintain programme delivery, and the conditions imposed on funding by the Scottish Futures Trust.

21. There are no implications in this report in terms of staffing, property, legal, IT, equalities and sustainability.

CONCLUSIONS

22. The works to refurbish and extend the existing facility will deliver the following benefits:

- Refurbishment of the existing Crookfur Primary including internal and external works
- Upgrading and expanding the existing games areas and dining area
- Erection of a new 90/90 nursery and offices
- The project will include full renewal of mechanical and electrical services
- The building will be fully DDA compliant upon completion

23. The decision to appoint the contractor (Heron Brothers Ltd) and agree the total project cost is considered by officers within the Council to be the best available taking account:

- The level of funding awarded by the Scottish Futures Trust
- The programme delivery date stipulated by the Scottish Futures Trust
- The statutory demands placed upon the Council to deliver the requisite number of nursery places by August 2017.
- The complex nature of this project taking place in occupied premises

RECOMMENDATIONS

24. It is recommended that the Cabinet:

- (a) Notes the current position on costs and funding;
- (b) Homologates the action taken in respect of the Financial Regulations Clause 10.1; and
- (c) Delegates to the Director of Environment to progress with the project on site to its successful completion.

Director of Environment

Further information can be obtained from: Raymond O’Kane Property & Technical Services Manager on 0141 577 3218 or raymond.okane@eastrenfrewshire.gov.uk

Cabinet Contact Details

Councillor Jim Fletcher
(Leader of the Council)

Home: 0141 639 0265
Office: 0141 577 5107/8

May 2016

Key Words: Crookfur Primary School, Extension and refurbishment, Scottish Futures Trust