



City of Westminster

# Cabinet

<b>Decision Maker:</b>	Cabinet
<b>Date:</b>	22 February 2016
<b>Classification:</b>	OPEN
<b>Title:</b>	Expansion of Secondary Schools – Progress Report
<b>Wards Affected:</b>	All
<b>Key Decision:</b>	Yes
<b>Financial Summary:</b>	The projected cost of the two expansion schemes in Phase 1 is £11.21M, which is to be met by Basic Need grant.
<b>Report of:</b>	Director of Schools

## 1. Executive Summary

- 1.1 The Council is proceeding with the expansion of two secondary schools following the report to Cabinet on 29 June 2015, in line with the Council's statutory duty to provide sufficient school places for every resident pupil that needs one. The expansion of two further schools has been deferred while other factors are taken into consideration. These schools remain within the programme and a revised completion date will be reported in due course.

## 2. Recommendations

- 2.1 Cabinet is recommended to:
- i. Note the progress in the programme to expand four secondary schools in Westminster,
  - ii. Note the proposal to proceed with the expansion of Westminster City School and St George's RC School from September 2017, and the deferral of the expansion of Pimlico Academy to September 2018, and King Solomon Academy to a later date,
  - iii. Delegate authority to the Director of Schools, the Director of Growth, Housing and Property and the Tri-Borough Director of Law in consultation with the Cabinet Member for Children and Young People, to take such

measures as necessary to give effect to the proposals set out in the report to Cabinet on 29 June 2015.

### **3. Reasons for Decision**

- 3.1 The decision is required to endorse the authority delegated to the Cabinet Member for Children and Young People to progress the expansion of secondary schools.

### **4. Background**

- 4.1 In accordance with the decision of Cabinet on 29 June 2015 to approve the proposed expansion of four secondary schools, the Council's consultants 3BM have completed Stages 1 and 2 (RIBA Stage 1) and part of Stage 3 (RIBA Stage 2) of their contract to prepare feasibility studies and business cases.

Following client workshops with all the schools, officers have concluded that the Council should proceed with the expansion of Westminster City School and St George's Roman Catholic School from September 2017 (Phase 1), but defer the expansion of Pimlico Academy provisionally until 2018, and King Solomon Academy until additional factors have been clarified (Phase 2).

#### **Phase 1 schemes**

#### **4.2 Westminster City School**

The School will expand from **130 to 150** places per year group (delivery in September 2017, total of 100 new places by 2021).

The budget cost remains **£4.5M**.

The proposal involves the demolition of the existing annexe housing the religious education and art classrooms, which will be re-built as a two-storey annexe to house both these specialist teaching areas and six new classrooms. The planning application will seek permission for a third storey which the building will be designed to include at a later date if required. Some internal re-modelling of other buildings on the site will be included within the scheme.

Temporary accommodation is included in the scheme and budget while the works are in progress.

#### **4.3 St George's Roman Catholic School**

The School will expand from **150 to 180** places per year group (delivery in September 2017, total of 150 new places by 2021).

The budget cost has been revised from **£5.85M to £6.718M**.

The proposal involves the creation of 11 new classrooms and other support spaces which, (when coupled with self-funded additional classroom space that has recently been completed by the School) enables the one Form of Entry (30 place) secondary expansion and the vacation of the Lanark Road Annexe Buildings opposite. The Lanark Road annexe is part of a separate development including housing and community facilities.

It is proposed to include the construction of a roof top canopy to the existing sports courts on the Curran Building, to ensure optimal use of external play space, which is limited on this constrained site. This would require an increase in the overall project budget to £6.718M based upon the scheme that has been developed to date.

The School has also identified a number of additional elements of works that they wish to be incorporated into the scheme including the creation of additional roof top social spaces, rooftop canopies and some changes to the specification of internal rooms. Further discussion regarding these items is currently taking place with the School. The additional cost of these elements would be met by the School from its own resources, which may include fund-raising, as well as through a value-engineering exercise, which is currently underway.

The next stage in the programme has commenced and will be complete in February 2016. This will enable the full expansion to be complete in September 2017. The works will be undertaken in four phases, which include the additional works proposed by the school if agreed.

- 4.4 It is proposed that planning applications for both schemes should be submitted in February 2016 in anticipation of consent being granted in May 2016. Construction would begin during the Summer of 2016 with completion in August 2017.

### **Phase 2 schemes**

4.5 **Pimlico Academy**

Further discussions with Future Academies have taken place to agree the siting of the new building to provide the additional places, whilst maximising available external space. The programme will be revised and it is therefore expected that additional places will not be provided until September 2018.

4.6 **King Solomon Academy**

ARK Academies and the School have consistently maintained the case for the expansion of the whole School to three Forms of Entry all-through, not limited to secondary provision. Officers have therefore taken the opportunity to re-appraise the potential additional child yield resulting from the revised Church Street

Masterplan and the potential future need for more school places over a longer term.

Further, a developer has acquired the West End Green site in Edgware Road where it is proposed to create 670 new housing units, with a possibility of additional development at a later stage. A planning application for West End Green has been submitted.

As a result of this additional regeneration it is calculated that a need for a further one Form of Entry at both primary and secondary level could result, beyond that which was intended to be met by expanding King Solomon Academy by one Form of Entry. Further detailed analysis and discussion is therefore recommended for the provision of additional school places in the Church Street area.

## **5. Procurement and Programme**

- 5.1 Following extensive market engagement with the issue of a Prior Information Notice (PIN) and with meeting members of the London Construction Framework (LCP), the Category Manager for Housing and Construction shall be making the recommendation to the Gate Panel to approve the procurement strategy. As the contract value(s) will be over the new OJEU limit for Works (£4,104,394) the recommended strategy is to go to the open market by means of advertising the opportunity through the Official Journal of The European Union (OJEU). The choice of procedure is the new Competitive Procedure with negotiation, where firstly candidates will be assessed for their capability and suitability and thereafter a shortlist will be invited to submit their proposals as to how they propose to deliver the schemes. The evaluation criteria will be 60 % price and 40% quality.
- 5.2 It is currently anticipated that a combined procurement exercise shall be undertaken with the ability to award the contracts to either a single contractor or multiple contractors.
- 5.3 Subject to approval, planning applications are expected to be submitted for Westminster City School and St. George's Roman Catholic School (Phase 1) in February 2016. Work is programmed to begin on site in September 2016.

## **6. Financial Implications**

- 6.1 The total estimated cost of the programme has reduced from £18.4M to £18.1M, due to the withdrawal of the Land Securities investment at Westminster City (£1.2M) netting off against the increased cost at St George's (£0.9M). As the Council is now the sole funder of the programme, its total contribution has therefore increased from £17.2M to £18.1M.

- 6.2 The programme will be funded by the Basic Need grant, which has a confirmed balance available of £16.2M, and s106. It is anticipated that the programme will have access to a greater amount of s106 funding than originally planned due to the Sir Simon Milton UTC project having a decreased requirement on the Education contributions. Consideration will need to be given to any conditions attached to the funding in order to ensure it qualifies for use against the specific projects. In the event that the s106 funding does not materialise at the level required, the programme will need to be revised in line with the budget available, otherwise alternative funding will need to be sought.
- 6.3 The implications of the Council delivering the works on behalf of the schools, which are all academies, are currently being reviewed by the Council's VAT consultant in order to establish the correct VAT liabilities. Irrecoverable VAT may have a significant impact on the affordability of the planned works.

## **7. Legal Implications**

- 7.1 The Director of Law advises that local education authorities are under a statutory duty to provide sufficient school places for all children who require one in their area. The School Admissions Code 2014 imposes mandatory requirements and includes guidelines setting out aims, objectives and other matters in relation to the discharge of functions relating to admissions. The majority of schools are now their own admissions authorities. The Council has no control over how those schools decide to allocate places. In practice, some school places are allocated to pupils who are not resident in the area, and there is limited scope to control this.

The Code stipulates that catchment areas must be designed so that they are reasonable and clearly defined. Catchment areas do not prevent parents who live outside the catchment of a particular school from expressing a preference for the school.

The Basic Need funding allocation for new places is not dependent on the schools only receiving pupils who are resident in the area. It is unlawful to seek capital contributions from local authorities where pupils are resident.

## **8. Consultation**

- 8.1 The schemes in this report have been the subject of detailed discussion with the individual schools. Local and statutory consultation will take place for each scheme and will be reported to the Cabinet Member for Children and Young People.

**If you have any queries about this Report or wish to inspect any of the Background Papers please contact: Alan Wharton, Head of Asset Strategy (Schools and Children's Services), email: [awharton@westminster.gov.uk](mailto:awharton@westminster.gov.uk), tel: 020 7641 2911**

## **BACKGROUND PAPERS**