



## Education Board

**Date:** THURSDAY, 23 JULY 2015  
**Time:** 4.00 pm  
**Venue:** COMMITTEE ROOM - 2ND FLOOR WEST WING, GUILDHALL

## TABLED PAPERS

### Requests for Delegated Authority – City of London Primary Academies – Southwark & Islington

**Enquiries:** Alistair MacLellan  
Alistair.MacLellan@cityoflondon.gov.uk

**NB: Part of this meeting could be the subject of audio video recording.**

**John Barradell  
Town Clerk and Chief Executive**

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<b>Committees:</b>	<b>Dates:</b>
Projects Sub Committee Education Board	21 July 2015 23 July 2015
<b>Subject:</b> City of London Primary Academy - Southwark REQUEST FOR A DELEGATED DECISION UNDER STANDING ORDER NO 41(b)	<b>Public</b>
<b>Report of:</b> Director of Community & Children's Services & City Surveyor <span style="float: right;"><b>CS 220/15</b></span>	<b>For Decision</b>

## Recommendations

Members are therefore asked to:-

- Note progress made to date with respect of discussions with DfE / EFA and the results of the design team procurement.
- Delegate approval of the Gateway 4C report to the Town Clerk in consultation with the Chairman and Deputy Chairmen of the Projects Sub- Committee (Gateway Project Procedure) and Education Board (academy element).

## Summary

### Brief description of project / progress to date

1. The City of London working in partnership with the London Borough of Southwark has been successful in its Department for Education (DfE) application to progress to the Pre-opening Stage of a new two form entry Primary Academy in Bermondsey.
2. The new City of London Primary Academy will open in September 2016 with an initial intake of 60 reception students and reach full capacity of 420 students by 2022, and will increase parental choice in an area where there is a pressing and increasing need for additional primary school places.
3. The new Primary Academy will be part new-build and part refurbished buildings sitting on the site of the former Galleywall School. At this stage it is anticipated that the main Victorian board school building and old caretaker's house will remain and be refurbished /remodelled to provide teaching and ancillary functions, with the old catering / dining block demolished to provide a larger playground and external activity area. Any new build extensions will be limited to new circulation spaces (lift and stairs), new WC's and possibly a new entrance and reception.
4. In order for the Education Funding Agency (EFA) to release capital funding for the building works, a Funding Agreement for the running of the school would normally be in place with the DfE beforehand. However, given the aggressive

timescales for the school opening in September 2016. The EFA is proposing that once Heads of Terms are agreed a recommendation for the building works budget approval will be made. The Heads of Terms have been settled between the London Borough of Southwark and the City of London and are presently with the EFA for approval.

5. Indicative building works funding supplied by the EFA for this development is between £5.2 - £5.5M. This estimate based on the EFA formula for a 'typical' two form of entry school with some 'uplift' to recognise the site abnormalities and current conditions. As the detailed design develops the budget will be adjusted and finalised with the EFA to reflect the site specific scheme.

**Actions proposed:-**

6. The DfE / EFA have yet to approve the Funding Agreement confirming the capital building budget and as a result officers are unable to finalise a Gateway 4C report in time to meet the submission deadlines for the July Projects Sub-Committee. Delaying the submission until September will impact on the construction delivery programme, which in turn will delay the date by which the Academy can take occupation in its new premises, in lieu of temporary accommodation.
7. Although the EFA have recognised the need for some temporary accommodation costs any significant delay in delivering a new school ready to receive reception classes in September 2016 is likely to have a negative impact on filling the school places, and therefore the revenue funding for the school in the first year.

Members are therefore asked to:-

- Note progress made to date with respect of discussions with DfE / EFA and the results of the design team procurement.
- Delegate approval of the Gateway 4C report to the Town Clerk in consultation with the Chairman and Deputy Chairmen of the Projects Sub- Committee (Gateway Project Procedure) and Education Board (academy element).

## Programme

8.	Start date for Academy admissions	<b>Sept 2015</b>
	Consultant team appointments	July 2015
	DfE/ EFA letter of intent ( define capital budget)	July 2015
	Planning application	Oct 2015
	Planning consent	Jan 2016
	Procurement of main contractor through framework	Sep 2015
	Appointment of contractor 2 stage D&B	Jan 2016
	Main works start on site	Feb 2016
	Main works complete	Feb 2017
	School opens in temporary building[s]	Sep 2016
	School opens in permanent building[s]	April 2017

## Proposed way forward

- 9.
- Secure the Funding Agreement from the EFA
  - Appoint consultant Design Team, listed below
  - Submit a detailed Planning Application and obtain planning approval
  - Procure a Main contractor via a suitable Framework (LCP or equal).
  - Obtain a fixed Design and Build tender price.
  - Enter into a development Agreement and agree formal lease terms with LBS

## Procurement of Design Team

10. The following consultants have been procured via the HCA framework to develop the design:-
- Design Services – Peter Brett Associates (in partnership with Hawkins Brown)
  - Project Manager – Hyder Consulting (in partnership with EC Harris).
  - Cost Consultancy – Peter Brett Associates (in partnership with Turner and Townsend)

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<b>Committees:</b>	<b>Dates:</b>
Projects Sub Committee Education Board Community and Children's Services Committee	21 July 2015 23 July 2015 Urgency
<b>Subject:</b> City of London Primary Academy - Islington REQUEST FOR A DELEGATED DECISION UNDER STANDING ORDER NO 41(b)	<b>Public</b>
<b>Report of:</b> Director of Community & Children's Services & City Surveyor	<b>For Decision</b>
<b>CS 219/15</b>	

### Recommendation(s)

Members are asked to:-

- (a) Note progress made to date with respect of discussion with DfE / EFA and the results of the design team procurement.
- (b) Delegate approval of the Gateway 4C report to the Town Clerk in consultation with the Chairman and Deputy Chairman of Projects Sub-Committee (Gateway Project Procedure), Community and Children's Services Committee (housing element) and Education Board (academy element).

### Summary

#### Brief description of project / progress to date

1. The City of London (CoL) working in partnership with the London Borough of Islington (LBI) has been successful in its application with the Department for Education (DfE) to progress to the pre-opening stage of a new two form entry Primary Academy on the site of the old Richard Cloudesley School in Golden Lane.
2. The new Primary Academy will open in September 2017 with an initial intake of 60 reception students and reach full capacity of 420 students by 2022, and will increase parental choice in an area where there is a pressing and increasing need for additional primary school places.
3. The current proposal is to build the new two form entry Academy along with circa 70 mixed, 1, 2 and 3 bed social housing units and a nursery on the site of the old Richard Cloudesley School (owned by LBI) and the Adult Education Centre (owned by the CoL).
4. In order for the Education Funding Agency (EFA) to release capital funding for the building works, a Funding Agreement for the running of the school would

normally be in place with the DfE beforehand. However, given the timescales for opening the new school in September 2017, the EFA is proposing that once Heads of Terms are agreed a recommendation for the building works budget approval will be made. The Heads of Terms have been settled between the LBI and the CoL and are presently with the EFA for approval.

5. Indicative building works funding supplied by the EFA for the Primary Academy element of this development is £6.0M, including £120k to cover the cost of temporary accommodation until the permanent building is completed in September 2018.
6. As the detailed design develops the budget will be adjusted and finalised with the EFA to reflect the site specific design.
7. Funding for the 70 Residential units will be allocated from the S106 contributions which is currently estimated to cost £17.5m.
8. Funding for the nursery will be provided by the DfE/EFA and will be dealt with under a separate Funding Agreement.

**Actions proposed :**

9. The DfE / EFA have yet to approve the Funding Agreement confirming the capital building budget and as a result officers are unable to finalise a Gateway 4C report in time to meet the submission deadlines for the July Project Sub-committee. Delaying the submission until September will impact on the design delivery programme, which in turn will delay the date by which the new Academy and Social housing can be provided.
10. Although the EFA have recognised the need for temporary accommodation (discussions are currently taking place with the Headmistress and Chairman of the Board of Governors of the City of London Girls School to identify space within the current school building ) any significant delay in delivering the a new school ready to receive reception classes in September 2017 is likely to have an negative impact on filling the school places, and therefore the revenue funding for the school in the first year.

Members are therefore asked to:-

- (c) Note progress made to date with respect of discussion with DfE / EFA and the results of the design team procurement.
- (d) Delegate approval of the Gateway 4C report to the Town Clerk in consultation with the Chairman and Deputy Chairman of Projects Sub-Committee (Gateway Project Procedure), Community and Children's Services Committee (housing element) and Education Board (academy element).



## Programme

11.

Start date for Academy admissions	<b>Sept 2017</b>
Consultant team appointments	July 2015
DfE/ EFA letter of intent ( define capital budget)	July 2015
Planning application	Jan 2016
Planning consent	May 2016
Procurement of main contractor through framework	Jan 2016
Appointment of contractor 2 stage D&B	May 2016
Main works start on site	Sep 2016
School opens in temporary location	Sept 2017
Primary Academy completion - School opens in permanent location	Spring 2018
Residential Accommodation completion	Sep 2018

## Proposed way forward

12.

- Secure the Funding Agreement from the EFA
- Appoint consultant Design Team, listed below
- Submit a detailed Planning Application and obtain Planning Approval
- Procure a Main contractor via a suitable Framework.
- Obtain a fixed Design and Build tender price.
- Enter into a Development Agreement and agree formal lease terms with LBI

## Procurement of Design Team

13. The following consultants have been procured via the HCA framework to develop the design:-

- Design Services – Peter Brett Associates (in partnership with Hawkins Brown)
- Project Manager – Hyder Consulting (in partnership with EC Harris).
- Cost Consultancy – Peter Brett Associates (in partnership with Turner and Townsend)

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