

<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 <b>CS 220/15</b>	<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.

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## 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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