

Committees Resource Allocation Policy and Resources Committee	Dates 09/07/2020 09/07/2020
Subject: COLPAI Temporary accommodation costs	Public
Report of: Andrew Carter, Director of Community and Children's Services	For Decision
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Summary

This report is to update this committee on the temporary accommodation arrangements for the City of London Primary Academy Islington (COLPAI) since it was last report to this committee on 12 December 2019, and seek additional funding for the temporary accommodation requirements, caused by the Coronavirus pandemic, resulting in further delays to the completion of the permanent school site. A breakdown of these costs is attached to this report as Appendix 1 (Non-Public).

On 12 December 2019, this committee approved up to £300k funding for temporary accommodation needed for COLPAI as the City of London Corporation (CoLC) will fail to deliver the permanent school build by September 2020, when COLPAI must leave the present temporary accommodation.

In March 2020, the Government introduced 'lockdown' restrictions in response to the Coronavirus pandemic which required businesses to either close or implement Public Health England social distancing procedures in order to continue to operate. This resulted in the contractor for the school build having to stop work on the site for a period of time in order to implement social distancing procedures and additional welfare facilities and now continues to operate with a reduced workforce on site in order to maintained these requirements. The present projections show completion of the school build in May 2021, which may be delayed further should social distancing requirements continue, requiring the temporary accommodation period to extend further for a full academic year and the associated costs this would incur.

Recommendations

Members are asked to:

- Note the revised projected costs for COLPAI temporary accommodation at Copenhagen Primary School during the 2020/21 Autumn Term, following approval for up to £300k by this committee on 12 December 2019.
- Approve additional funding of £283,066.38 for temporary accommodation costs for the 2020/21 Spring Term as a result of further delays to the completion of the permanent school build due to the impacts of the Coronavirus pandemic.

- Note that a further request may come back to this committee should the Coronavirus pandemic impacts cause further delay to the completion of the COLPAI permanent build into the 2020/21 Summer Term.

Main Report

Background

1. The City of London Primary Academy Islington (COLPAI) permanent capital build is being delivered by the City of London Corporation (CoLC) to provide a 2-form entry primary school and nursery provision. This development has had a history of delays, the details of which have been reported to relevant committees since June 2018, and most recently to this committee on 12 December 2019.
2. COLPAI opened in September 2016 and is presently housed temporarily on the Moreland Primary School site with a lease that will expire in July 2020.

Current Position

3. Further temporary accommodation has been secured at the Copenhagen Primary School from September 2020, an existing primary school in Islington, the option approved by this committee in December 2019. Given the distance from the permanent school site, in addition to refurbishment and rental costs, there are also costs associated with transporting children to the temporary site.
4. This committee approved up to £300k for temporary accommodation for the 2020/21 Autumn Term based on projections available at that time. Attached as Appendix 1 (Non-Public) shows a breakdown of the actual costs that are going to be incurred.
5. In March 2020, the Government introduced 'lockdown' restrictions in response to the Coronavirus pandemic which required businesses to either close or implement Public Health England social distancing procedures, in order to continue to operate. A result of this was the contractor for the school build, had to stop work on the site for a period of time in order to introduce social distancing procedures and additional welfare facilities, and now continues to operate with a reduced workforce on site in order to maintain these requirements. The present projections show completion of the school build beyond the previous completion of December 2020 to May 2021, which may be delayed further should the impact of the Coronavirus continue further.
6. Appendix 1 therefore also shows a breakdown of the additional costs for temporary accommodation for the Spring Term, resulting from the impact of the Coronavirus pandemic. Members will also note this shows an increase in costs for the Autumn Term due to social distancing implications in transporting children to and from the temporary school site due to the impact of the Coronavirus pandemic on transportation arrangements.

Proposal

7. This report is seeking an increase of funding from £300k to £583,066 for temporary accommodation requirements for the 2020/21 Autumn and Spring terms result from the impact of the coronavirus pandemic on the completion of the COLPAI permanent build.

Corporate & Strategic Implications

8. The COLPAI development consists of a primary school and 66 social housing units. The City of London Corporation has a target of building 700 social housing units and this development makes a significant contribution to this target.
9. The City of London Primary Academy Islington opened in September 2016 on the temporary site of Moreland Primary School where the lease expires in July 2020, meaning they will need to move to further temporary accommodation until the permanent school site is completed. Present projects estimate completion in May 2021 but could be delayed further should the impact of Coronavirus pandemic continue.
10. This development contributes to the outcomes within the Corporate Plan for 'Promote effective progression through fulfilling education and employment', and 'Help provide homes that London and Londoners need', under the aim 'to contribute to a flourishing society'.

Legal Implications

11. These are included in the body of the report.

Conclusion

12. This report updates this committee on the temporary accommodation arrangements for the City of London Primary Academy Islington (COLPAI) since it was last report on 12 December 2019, and seek an increase in funding for further temporary accommodation requirements resulting from the Coronavirus pandemic causing added delays to the completion of the permanent school site.

Appendices

- Appendix 1 – COLPAI Temporary Accommodation Costs (non-public)

Background Papers

- *Progress report of the provision of additional primary school places and social housing on the former Richard Cloudesley School site, Policy and Resources Committee, 12/12/2020*

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