

Committee:	Date:
Policy and Resources Committee	08/04/2021
Subject: COLPAI Temporary accommodation costs	Public
Contribute to a flourishing society	3 & 4
Does this proposal require extra revenue and/or capital spending?	Yes
If so, how much?	£267k
What is the source of Funding?	Reallocation of existing central funding from City's Cash reserves agreed as part of the 2020/21 annual capital bids – adopting the RASC 'one-in, one-out' principle
Has this Funding Source been agreed with the Chamberlain's Department?	Yes
Report of: Andrew Carter, Director of Community and Children's Services	For information
Report authors: Gerald Mehrtens, Director of Academy Development	

Summary

This report is to update this committee on the temporary accommodation arrangements for the City of London Primary Academy Islington (COLPAI) and provide a breakdown of the associated costs involved following this committee approval of funding.

On 12 December 2019, this committee approved up to £300k for temporary accommodation for the academy for the 2020/21 Autumn academic term due to delays to the completion of the permanent school site caused by obstructions and asbestos in the ground.

In September 2020, this committee approved a further £283k for temporary accommodation for the Spring term due to the impact of the Coronavirus pandemic causing further delays to completion of the permanent school site. The report to the committee at this time also asked members to 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.

On 17 February 2021, the City Surveyor's report on the continued impact of the Coronavirus pandemic sought approval to 267k of additional funding for the costs associated with COLPAI having to remain in temporary accommodation for 2020/21 summer academic.

This report provides a breakdown of these costs (attached to this report as Appendix 1 (Non-Public)) and clarifies the source of funding to cover the additional expenditure.

Recommendations

Members are asked to:

- Note the £267k additional cost of retaining the temporary accommodation for COLPAI over the summer term, pending completion of the permanent construction.
- Note that the 'one-in, one-out' principle will be applied to identify City's Cash funding from existing 2020/21 provisions for new bids.

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 by a report of the City Surveyor on 17 February 2021.
2. COLPAI opened in September 2016 and was previously housed temporarily on the Moreland Primary School site with a lease that will expire in July 2020. Since September 2020, further temporary accommodation has been secured at the Copenhagen Primary School, 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.
3. 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 projections when previously reported to this committee 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.

Current Position

4. The projections previously reported to this committee were for a completion of the main school build by May 2021 with the potential for the school to take partial occupation in April 2021 for the beginning of the summer term.

5. However, the continued impact of the Coronavirus on the completion of this build has been the contractor as at best been able to operation at 90% capacity which means a June completion date for the school.
6. Attached as Appendix 1 shows a breakdown of the additional costs for temporary accommodation for each term. Members will also note the transportation costs involved due to the distance of the temporary site and due to social distancing implications in transporting children to and from the temporary school site in 'bubbles' due to the impact of the Coronavirus pandemic on transportation arrangements.
7. On 24 July 2020, the City Surveyor's report, COVID-19 Capital Projects Contingency Fund, which was approved at this Committee, reported potential additional costs due to COVID-19 to the COLPAI project build of £3,655,526. The City Surveyors Gateway 5 Issues report (5.3) to this Committee today for decision, revises this figure to £2,594,697, of which £1,738,447 relates to the housing element of the build, to be funded from ring-fenced s106 monies in hand, and £856,250 to the school. However, this figure does not include the COLPAI temporary accommodation costs associated with COVID-19.

Corporate & Strategic Implications

8. Strategic implications –
This development contributes to the Corporate Plan: Outcome 3: to promote effective progression through fulfilling education, with the building and sponsorship of a 2 FE primary school; and Outcome 4: help provide homes that London and Londoners need, by making a significant contribution towards the CoLC target of building 700 social housing units. The Department of Community and Children's Services Business Plan's priority objective 'Potential', states: "People of all ages can achieve their ambitions through education, training and lifelong learning", with the outcome to be achieved by "Delivering an outstanding education offer through the City of London family of schools".
9. Legal implications –
Contained within the report
10. Financial implications –
Officers continue to have discussions with the Department for Education on the uplift in funding for the capital build (which are presently underwritten by approvals from Policy and Resources committee) and temporary accommodation costs. Central funding was allocated as part of the 2020/21 annual capital bid process for the temporary school costs – initially £300k plus a subsequent top-up of £283k. Applying the 'one-in, one-out' principle adopted by Resource Allocation Sub Committee to cover requests for additional capital funding outside of the annual bid process, existing City's Cash funding is being identified to meet this latest request for an additional £267k to cover the extra school term in temporary accommodation (via a separate report on Capital Funding to RASC).
11. Risk implications –

COLPAI opened in September 2017 on the temporary site of Moreland Primary School where the lease expired in July 2020, and subsequently in temporary accommodation at Copenhagen Primary School in Islington, requiring up to 160 young children being transported by coaches to school each day. Failure to achieve occupation of the school build in April 2021 has resulted in temporary accommodation being needed until the end of July 2021 with some parents seeing their child attending school in temporary accommodation for a fourth academic year.

12. Equalities implications –

None.

Conclusion

13. This report updates this committee on the temporary accommodation arrangements for the City of London Primary Academy Islington (COLPAI) since it was last report by the Director of Community and Children's Services on 9 July 2020, and the City Surveyor on 17 February 2021, providing a breakdown of the additional costs resulting from the Coronavirus pandemic causing added delays to the completion of the permanent school site.

Appendices

- Appendix 1 – COLPAI Temporary Accommodation Costs

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, 12/12/2019*
- *Progress report of the provision of additional primary school places and social housing on the former Richard Cloudesley School site, Policy and Resources Committee, 09/07/2020*
- *PPG COVID-19 Capital Projects Fund – Update, Policy and Resources Committee, 17/02/2021*

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