

DERBYSHIRE COUNTY COUNCIL

CABINET

31 January 2019

Report of the Strategic Director for Children's Services

CHILDREN'S SERVICES – BREADSALL PRIMARY SCHOOL – (YOUNG PEOPLE)

1. Purpose of Report

To update Cabinet on the project to replace Breadsall Primary School and request approval to alter the project from refurbishment to a new build.

2. Information and Analysis

On 25 January 2015, Cabinet approved up to £3.55m capital receipts and £1.2m borrowing for a proposal to transfer the Erewash Key Stage 3 Pupil Referral Unit (PRU) from the Derbyshire Support Centre site on Brookside Road, Breadsall, to a building in Ilkeston and to transfer Breadsall Primary School into a section of the vacated PRU building. At the time, the total cost of the projects was £4.75m but £1.75m was identified for the school project. On 21 February 2017, the funding for the school element of the project was increased to £2.2m.

The current Breadsall Primary School building is an old Victorian building with a significant maintenance backlog. Whilst the refurbishment option on the Brookside Road site would provide a more modern building and access to playing fields, it would not have brought facilities into line with current guidelines in terms of room and kitchen sizes, width of circulation and full accessibility.

Once the PRU had vacated the building, the surplus accommodation was demolished prior to starting the school refurbishment work. Having opened up the building structure, it became clear that there were significant problems with the fabric of the building, including additional asbestos, a cracked floor slab and corrosion to the main steel supports. There is also concern that further issues will be revealed as the building

work continues. The building also suffered from a serious attack of vandalism which caused a considerable amount of damage.

The cost of the project was re-assessed and consideration was given to whether a new build would be more cost-effective, and for addressing some of the shortfalls of the refurbishment option. The additional cost of the refurbishment option would be £1,311,888, whilst the cost of demolishing the remaining building and constructing a new school would be £1,802,888. The latter figure does include an estimated £300,000 of abortive fees to cover the design work already undertaken and that figure will have to be funded from revenue. Whilst the cost of the abortive fees is unfortunate, it is felt that the new build option would provide a better solution for the school in terms of delivering education, removing further doubt about the fitness and cost of the refurbishment, and providing an efficient building that will cost less to run in the future.

3. Financial Considerations

The current funding approved is £2.2m and whichever option is chosen, additional funding will have to be sought. That additional funding will be the subject of a future report.

4. Social Value Considerations

This funding is to improve the condition of, and to ensure that there is sufficient capacity at, all of the schools involved. Where the project is delivered by County Property, this will be done under its usual procedures.

5. Other Considerations

In preparing this report the relevance of the following factors has been considered:- prevention of crime & disorder, equality of opportunity, environmental, health, legal & human rights, human resources, property and transport considerations.

6. Key Decision No

7. Call-in

Is it necessary for the call-in period to be waived in respect of the decisions being proposed in the report? No

8. Background Papers

These are held on file in the Children's Services Development Section.

9. Officer Recommendation

It is recommended that Cabinet:

1. Approves the cancellation of the refurbishment project for Breadsall Primary School
2. Permits County Property to proceed with the design of a new school at risk
3. Seeks the additional funding on a future report for the rebuild option for Breadsall Primary School

Jane Parfremment
Strategic Director for Children's Services