

DERBYSHIRE COUNTY COUNCIL

CABINET

4 September 2012

**Joint Report of the Strategic Director for Children & Younger Adults and
the Director of Property**

**CAYA Capital Programme 2012/13 – Additional Major Projects –
(Education)**

1. Purpose of Report

To seek approval to the inclusion of three further projects in the CAYA Capital Programme 2012/13.

2. Information and Analysis

2.1 When Cabinet approved the CAYA Capital Programme 2012/13 on 3rd April 2012, a sum of £5.575m was held in reserve pending the Government's announcement in relation to the Priority Schools Building Programme (PSBP). The announcement was made on 24th May and it was confirmed that the replacement of Alfreton Grange Arts College has been approved for replacement via that Programme.

2.2 Urgent maintenance and improvement works already approved in the Capital Programme and Planned Maintenance Programme at the other 'unsuccessful' schools included in the Authority's PSBP submission were put on hold pending the Government's announcement; those works will now be programmed to go ahead. The projects put on hold were:

- Alfreton Park School – Additional teaching accommodation (£150,000 - Capital Programme).
- Wilsthorpe Community School – Replacement windows & doors (£60,000 - Planned Maintenance Programme).
- Bramley Vale Primary School – Heating and replacement windows (£130,000 – Capital Programme and Planned Maintenance Programme).
- Aldercar Community Language College – Heating and structural repairs (£550,000 – Capital Programme – essential works only to continue as explained later in this report).

- 2.3 Priorities have been considered for the unallocated capital budget of £5.575m and the following projects are recommended for approval. The projects listed above are already approved and will not require funding from this unallocated budget.

Replacement of North Wingfield Primary School

- 2.4 North Wingfield Primary School occupies the former North Wingfield Infant & Junior School buildings, separated by approximately 120m. The main buildings date from 1883 (Juniors) and 1914 (Infants) and have numerous maintenance and suitability issues, including the need for a new heating system and a new roof on the Junior School building. A Terrapin classroom and HORSIA building on the Infant site are in poor condition and require replacement.
- 2.5 The replacement of this school was identified as a high priority when the Authority's 'Primary Strategy for Change' document was drawn up as required by the DfE in 2007/08. The opportunity has now arisen to replace the school by remodeling part of the adjacent former Deincourt Community School which has been vacated by Tibshelf School. A feasibility study has been undertaken which shows that by demolishing certain buildings and remodeling and refurbishing the remaining 'core' buildings a high quality replacement primary school building can be created. The resultant school would retain generous spaces in excess of those normally found in a primary school; in particular the proposed scheme retains a gymnasium, main hall and separate dining room.
- 2.6 The budget cost of this scheme is £3m, which is approximately half the estimated cost of demolishing the buildings and constructing a totally new primary school of the required size.

Alfreton Park School

- 2.7 Alfreton Park School will require improvements to several parts of its accommodation over the coming years, but one of the most urgent needs is to replace the substandard swimming pool, which is an invaluable resource for the school and is also used extensively by outside groups. The pool is not up to modern standards in many respects and the changing facilities are totally inadequate. It is proposed to replace the building with a purpose designed hydrotherapy pool incorporating new changing rooms, as provided recently at the Peak School. The budget cost of this scheme is £900,000.

Aldercar Community Language College

- 2.8 This school is of a wooden framed 'Vic Hallam' construction dating from the 1950s and it has been acknowledged as needing replacement for several years. It has numerous structural condition related issues and as it has not been approved in the Government's Priority Schools Building

Programme initiative, it is recommended that the Authority commits to replacing the building via a phased building programme.

- 2.9 It is therefore proposed that the remaining unallocated funding of £1.675m be allocated to this project which will allow design work to commence immediately. The design work will identify how the project may be phased and this initial allocation will then need to be supplemented with an additional allocation next year from the 2013/14 CAYA Capital Programme to enable a first phase project to commence on site in 2013/14. The intention will then be to complete the project in one or two future phases depending on the design and layout of the proposed scheme and the levels of funding available. At this stage it is estimated that the total cost of the scheme will be approximately £12m -£14m but this will become clearer, as will the cost of a first phase, once the initial design work has been undertaken.

3. **Financial Considerations** As indicated above, a sum of £5.575m remains unallocated in the 2012/13 CAYA Capital Programme. Allocations are proposed as follows:

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| North Wingfield Primary – Replacement School | £3.0m |
| Alfreton Park School – Replacement hydrotherapy pool | £0.9m |
| Aldercar Community Language College – Replacement School (initial allocation towards a phased replacement) | £1.675m |

A further approval will be required next year from the 2013/14 CAYA Capital Programme for Phase 1 of the replacement of Aldercar Community Language College. The amount required will be confirmed when design work has identified an appropriate phasing for the scheme.

4. **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.
5. **Is it necessary for call-in to be waived?** No
6. **Background Papers** Information is held on file in the CAYA Development Section files.
7. **Key Decision** Yes

8. Officer Recommendations

- 8.1** That the following projects be approved in the CAYA Capital Programme 2012/13 with the budget allocations as shown:

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| North Wingfield Primary – Replacement school via the remodelling of the former Deincourt Community School | £3.0m |
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| Alfreton Park School – Replacement hydrotherapy pool | £0.9m |
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| Aldercar Community Language College – Replacement school (initial allocation towards a phased replacement) | £1.675m |
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- 8.2** That Cabinet confirms that the Authority will proceed with a phased replacement of Aldercar Community Language College, noting that an additional allocation will be required from the 2013/14 CAYA Capital Programme to proceed with a Phase 1 project, the amount to be confirmed following initial design work and confirmation of the Authority's capital funding allocation for 2013/14 by the DfE.

Ian Thomas, Strategic Director for Children & Younger Adults

Jeremy Goacher, Director of Property