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| Report for: ACTION |
| Item Number: |

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|--|---|
| Contains Confidential or Exempt Information | YES (Part) Appendix B contains Exempt Information by virtue of Paragraph 3 of Schedule 12A to the Local Government Act 1972 |
| Title | Northolt High School Redevelopment Temporary Classrooms Contract Award and Beaconsfield Primary Capital Approvals |
| Responsible Officer | Tamara Quinn, Assistant Director Planning, Resources & Service Development, Ext. 8444, E-mail: TQuinn@ealing.gov.uk |
| Author | Laurence Field, Ext. 5425, E-mail: FieldL@ealing.gov.uk |
| Portfolio | Councillor Johnson, Cabinet Member for Schools and Children's Services and Deputy Leader |
| For Consideration By | Cabinet |
| Date to be Considered | 20 th April 2021 |
| Implementation Date if Not Called In | 4 th May 2021 |
| Affected Wards | Northolt Mandeville; Southall Broadway |
| Keywords/Index | Northolt High School; Beaconsfield Primary School; Schools Capital Programme; award contract. |

Purpose of Report:
To obtain authority to award a contract for the temporary classrooms associated with the redevelopment of Northolt High School further to the decision to invite and evaluate tenders by Cabinet dated 8th December 2020. This report also seeks approval to add S106 funds to the capital programme for Beaconsfield Primary School Dining Extension.

1. Recommendations

It is recommended that Cabinet:

- i. awards a contract in the sum of £1,289,168.50 to CMS Accommodating People Limited for the temporary classroom accommodation for Northolt High School redevelopment works to be funded from the existing approved budget of £9m as set out in the Capital Programme 2020/21 to 2024/25.
- ii. approves the addition of £0.088m Section 106 money to the existing approved Schools Service Capital Programme as a contribution to the funding of the Beaconsfield Primary School dining extension, with spend of the received funds incorporated into the budget as outlined in section 4 of this report.

2. Reason for Decision and Options Considered

2.1 The Council has a statutory duty to secure sufficient school places and to promote high educational standards, ensure fair access to educational opportunity and promote the fulfilment of every child's educational potential. The Council must also promote choice and diversity.

- 2.2** Cabinet authorised the Assistant Director Planning, Resources and Service Development, in consultation with the Portfolio Holder, to invite and evaluate tenders for the any enabling and temporary classroom accommodation works required for the redevelopment works at Northolt High School at an estimated value of £2.100m, on 8th December 2020.
- 2.3** Awarding the building contract for the enabling and temporary classroom accommodation works for Northolt High School Redevelopment works will allow the Council and school to progress the redevelopment of the school accommodation.
- 2.4** The relevant background report, Redevelopment of Northolt High School, which was presented to Cabinet on the 8th of December 2020, can be accessed via the following link:

<https://ealing.cmis.uk.com/ealing/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/6519/Committee/3/Default.aspx>

3. Key Implications

- 3.1** Cabinet on 8th December 2020 approved proposals for to invite and evaluate tenders for any enabling and temporary classroom accommodation works required for the redevelopment works at Northolt High School at an estimated value of £2.100m.
- 3.2** Competitive tenders were sought for the enabling and temporary classroom accommodation works for Northolt High School Redevelopment works. Tenders were submitted on 23rd March 2021. The tenders were evaluated, by the Council's Quantity Surveyors, on the basis of the most economically advantageous tender to the Council using an Evaluation Matrix approved by the Council's Commercial Hub. CMS Accommodating People Limited submitted the most economically advantageous tender to the Council as set out in Appendix A. The tender evaluation report is included in Confidential Appendix B.
- 3.3** This report also seeks to add Section 106 monies to the Schools Service Capital Programme for the extension to Beaconsfield Primary School dining facilities following expansion of the school from 1 form of entry (FE) to 2 FE, as set out in section 4 of this report.

4. Financial

- 4.1** A schedule of costs is contained in Appendix A. The total cost of the enabling and temporary classroom accommodation works for Northolt High School Redevelopment is estimated at £2.2m. The full current funding for the scheme is summarised in **Table 1** below with an indicative cashflow.

TABLE 1: Indicative Spend Profile

| | To 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total |
|--------------------------------------|------------|---------|---------|---------|---------|---------------|
| | £m | £m | £m | £m | £m | £m |
| Existing Approved Expenditure Budget | 0.752 | 0.300 | - | - | 7.948 | 9.000 |
| Revised Additional Expenditure | - | - | 3.500 | 9.000 | 4.700 | 17.200 |

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|---------------------------------------|--------------|--------------|--------------|--------------|---------------|---------------|
| Budget Profile | | | | | | |
| Total Expenditure | 0.752 | 0.300 | 3.500 | 9.000 | 12.648 | 26.200 |
| Funded by: | | | | | | |
| Mainstream Funding | 0.752 | 0.300 | - | - | 7.948 | 9.000 |
| Capital Receipt for Additional Budget | - | - | 3.500 | 9.000 | 4.700 | 17.200 |
| Total Funding | 0.752 | 0.300 | 3.500 | 9.000 | 12.648 | 26.200 |

4.2 The contract will be managed by the Council’s internal Property Services Delivery Unit (PSDU) within Children’s Services. Schools Service budgets, DSG usage and the Council’s capital programme are monitored as part of the Council’s budget monitoring process.

4.3 The report also seeks the approval of Cabinet to use contribution from S106 receipts to enable an extension of the dining facilities at Beaconsfield Primary School. Finance has confirmed that £0.088m S106 income has been received which contributes to education provision at Beaconsfield Primary School. These income form part of the legal agreement with developers and the income is triggered at points. A requirement of the Section 106 agreement is that the funding be used towards the improvement and increase in capacity of Beaconsfield Primary School. The funding is shown in **Table 2** below:

Table 2: Beaconsfield Primary Dining Extension

| | 2021/22 | 2022/23 | 2023/24 | Total |
|---------------------------------------|----------------|----------------|----------------|--------------|
| | £m | £m | £m | £m |
| Beaconsfield Primary Dining Extension | 0.088 | - | - | 0.088 |
| Total Expenditure | 0.088 | - | - | 0.088 |
| Funded by: | | | | |
| S106 Funding | 0.088 | - | - | 0.088 |
| Total Funding | 0.088 | - | - | 0.088 |

5. Legal

5.1 The contract for the enabling and temporary classroom accommodation works for Northolt High School Redevelopment has been tendered and is being let in accordance with the Council’s Contract Procedure Rules and the Public Contract Regulations 2015 (as amended) as applicable.

5.2 Section 14 of the Education Act 1996 establishes that the Council has a statutory duty to ensure that there are sufficient school places in their area, to promote high educational standards, to ensure fair access to educational opportunity and to promote the fulfilment of every child’s educational potential. They must also ensure that there are sufficient schools in their area and promote diversity and increase parental choice.

5.3 The School Standards and Framework Act 1998 places a statutory duty on the Council to maintain the fabric of the premises of a maintained and community schools. Further, the Council has statutory duties to provide school places and to comply with the School Premises (England) Regulations 2012.

5.4 Payments made pursuant to section 106 obligations can only be applied for the purposes set out in the relevant agreements. As confirmed above in this case it is a requirement of the relevant Section 106 agreement that the funding be used towards the improvement and increase in capacity of Beaconsfield Primary School.

6. Value For Money

Competitive tenders were sought for the enabling and temporary classroom accommodation works for Northolt High School redevelopment. The Council's Quantity Surveyors evaluated the tenders using the evaluation matrix approved by the Council's Commercial Hub to determine the most economically advantageous tender to the Council. The proposals as submitted by CMS Accommodating People Limited have been fully examined by the Council's Quantity Surveyors and are considered to represent value for money.

7. Sustainability Impact Appraisal

The proposals will include an assessment of the impact on sustainability as outlined within the Council's procurement policies.

8. Risk Management

There are established processes for managing Capital projects and risks are identified as part of the project management process. A Risk Register will be prepared for the project, and this will be updated and managed until completion of the project.

9. Community Safety

None

10. Links to the 3 Priorities for the Borough

The project is linked to 'Opportunities and living incomes' and 'A healthy and great place' priorities.

11. Equalities, Human Rights and Community Cohesion

An Equalities Analysis Assessment has been carried out for the project described in this report and is set out in Appendix C.

12. Staffing/Workforce and Accommodation implications:

N/a.

13. Property and Assets

This report deals with schools' property and assets.

14. Any other implications:

None

15. Consultation

Extensive consultations were carried out with Northolt High School. Consultation has also taken place with the Portfolio Holder.

16. Timetable for Implementation

Table 2: Northolt Contract Timetable for Implementation

| | |
|-------------------------------------|---------------|
| Approval to Award Contract | 20 April 2021 |
| Contracts Signed and Sealed | May 2021 |
| Construction Work Commences on Site | June 2021 |
| Construction Work Completes on Site | October 2021 |
| Accommodation Opens | October 2021 |

17. Appendices

- A. Financial Implications
- B. Tender Evaluation Report (Confidential Appendix)
- C. Equalities Analysis Assessment

18. Background Information

18.1 Report to Cabinet in December 2020.

The above reports are available on the Council's website at:

http://www2.ealing.gov.uk/services/council/committees/agendas_minutes_reports/cabinet/index.html

Consultation

| Name of consultee | Post held | Date sent to consultee | Date response received | Comments appear in paragraph: |
|---------------------|---|------------------------|------------------------|-------------------------------|
| Internal | | | | |
| Cllr Yvonne Johnson | Portfolio Holder, Schools and Children's Services and Deputy Leader | 18/3/21 | 18/3/21 | Throughout |
| Judith Finlay | Executive Director Children, Adults & Public Health | 18/3/21 | 18/3/21 | Throughout |
| Tamara Quinn | Assistant Director Planning, Resources & Service Development | 18/3/21 | 18/3/21 | Throughout |
| Gary Redhead | Assistant Director Schools Planning and Resources: | 18/3/21 | 18/3/21 | |
| Justin Morley | Head of Legal Services (Social Care and Education) | 18/3/21 | | |
| Craig McDowell | Category Lead (People) | 18/3/21 | 29/3/21 | |
| Russell Dyer | Assistant Director Finance | 18/3/21 | 8/4/21 | 4 |
| Stephen Bell | Finance Manager – Children and School Services | 24/3/21 | | |
| Jackie Adams | Head of Legal (Commercial) | 7/4/21 | 8/4/21 | 5 |
| Chuhr Nijjar | Senior Contracts Lawyer | 18/3/21 | 8/4/21 | |
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| External | | | | |
| | eg voluntary organisation | | | |
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Report History

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| Decision type: | Urgency item? |
| Key decision | No |
| Report no.: | Report author and contact for queries: |
| | Laurence Field, Programme Manager; Ext. 5425 |