



**Report for:**  
**ACTION**

**Item Number:**

<b>Contains Confidential or Exempt Information</b>	Yes (in part) Appendix B is exempt by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972
<b>Title</b>	Villiers High School Places Award of Main Works Contract
<b>Responsible Officer(s)</b>	Robert South, Strategic Director Children's Services Tamara Quinn, Assistant Director Planning, Resources and Service Development
<b>Author(s)</b>	Laurence Field, Programme Manager <a href="mailto:FieldL@ealing.gov.uk">FieldL@ealing.gov.uk</a>
<b>Portfolio(s)</b>	Cllr Kamaljit Kaur Nagpal, A Fairer Start
<b>For Consideration By</b>	Cabinet
<b>Date to be Considered</b>	6 <sup>th</sup> December 2023
<b>Implementation Date if Not Called In</b>	18 <sup>th</sup> December 2023
<b>Affected Wards</b>	Southall Broadway
<b>Keywords/Index</b>	Villiers High School; Schools Capital Programme; Pre-Construction Services; award contract.

**Purpose of Report:**

This report seeks authority to:

1. accept tender and award contract for the Villiers High School Places main works project.
2. add funds to the capital programme.

## 1. Recommendations

It is recommended that Cabinet:

- i. subject to receipt of planning approval for the scheme, awards a contract in the sum of £25,298,501.00 to Geoffrey Osborne Construction Limited for construction of the new building at Villiers High School to be funded from the Villiers High School budget as set out in the Capital Programme 2021/22 to 2025/26.
- ii. approves the inception of £2.058m Section 106 money into the existing approved Villiers High School budget.
- iii. approves the inception of £11.048m Basic Need grant money into the existing approved Villiers High School budget.
- iv. authorises the Strategic Director for Children's Services to finalise the terms of the works contract.
- v. delegates authority to the Strategic Director for Children's Services, to take any other necessary steps to secure the implementation of the works.

## **2. Reason for Decisions 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 Executive Director for Children, Adults and Public Health, in consultation with the Portfolio Holder, to invite and evaluate tenders for the Villiers High School Places project, on 15<sup>th</sup> October 2019.

2.3. The Cabinet Member for a Fairer Start, in April 2022, authorized the award of a contract in the sum of £543,803.00 to Geoffrey Osborne Construction Limited for Pre-Construction Services for the new building at Villiers High School.

2.4. Cabinet, in September 2022, authorised the inclusion of accommodation for an additional form of entry, and to progress an Additionally Resourced Provision (ARP).

2.5. As reported to Cabinet in October 2021 and April 2022, despite the increase in capacity and projected reduction in demand elsewhere in the borough, the Council continues to experience significant pressure on places in Southall. This is due to a combination of the increased popularity of high schools in the area, and primary cohort sizes reducing later than elsewhere in the borough. This pressure is expected to increase as the major planned residential developments in the area progress, with a need for further secondary capacity likely in Southall over the next 10 years. The Council continues to keep the timings and potential child yield from these developments under close review and work closely with schools in the area to look at potential options to meet this demand. Villiers High School continues to fill at 8 forms of entry, plus bulge classes. The school had 1,501 students on roll at October 2023 census. This has risen from 1,459 students at January 2022 census, and 1,370 at the October 2019 schools census prior to the October 2019 Cabinet report. The school's roll was 1,140 at the summer 2014 schools' census.

2.6. Awarding the main works contract for the new building at Villiers High School will enable the work to commence.

2.7. The relevant background reports, "Villiers High School Expansion, ARP and Capital Approvals", which was presented to Cabinet on 15<sup>th</sup> September 2022, "Update on School Places, Determination of Statutory Proposals for Havelock Primary School ARP and Children's Services Capital Approvals", which was presented to Cabinet on the 15<sup>th</sup> October 2019, and "Authority to award a contract for Pre-Construction Services for the new building at Villiers High School", which was an Individual Cabinet Member Decision on 6<sup>th</sup> April 2022 can be accessed via the following link:

[Agenda for Cabinet on Wednesday, 14 September 2022, 7.00 pm \(moderngov.co.uk\)](#)

[Meeting of Cabinet on Tuesday, 15 October 2019, 7.00 pm \(moderngov.co.uk\)](#)

[Meeting of Individual Cabinet Member Decisions - A Fairer Start on Wednesday, 6 April 2022, 9.00 am \(moderngov.co.uk\)](#)

### 3. Key Implications

3.1 The London Construction Programme (LCP) Major Works Construction Framework was chosen for the procurement. The tender returns were evaluated in accordance with the published LCP Framework evaluation criteria by the Council's Projects Delivery Unit (PDU). The top scoring tenderer, Geoffrey Osborne Construction Limited, was appointed as the selected Contractor by Cabinet in April 2022, and the Pre-Construction Services are now complete. The contractor has submitted their contractor's proposals, which have been evaluated by the Council's technical team, and it is recommended to enter into a main works contract in the sum of £25,298,501.00 for the new building at Villiers High School. The Tender Evaluation Report can be found in Confidential Appendix B.

### 4. Financial Implications

A schedule of costs for the Villiers High School project is contained in Appendix A. The total cost of the project for the new building at Villiers High School is estimated at £ 26,962,467.01, which will be funded from the Schools Programme budget as shown in Table 1 below.

**Table 1: Funding Stream for Villiers High School (Adapted from February 2023 Budget Strategy and MTFS 2022/23 to 2023/24 Cabinet Report Appendix 7 Capital Programme 2020/21 to 2025/26)**

<b>Scheme</b>	<b>Funding</b>	<b>Budget 2023/24</b>	<b>Budget 2024/25</b>	<b>Budget 2025/26</b>	<b>Total Budget 2023/24-2025/26</b>
		<b>£m</b>	<b>£m</b>	<b>£m</b>	<b>£m</b>
Villiers High School	Grant	2.000	11.856	-	13.856
Villiers High School	New Grant	-	-	11.048	11.048
Villiers High School	New S106	-	2.058	-	2.058
<b>Total</b>		<b>2.000</b>	<b>13.914</b>	<b>11.048</b>	<b>26.962</b>

### 5. Legal

5.1 Following tender evaluations in accordance with the published LCP Framework evaluation criteria by the Council's Projects Delivery Unit, cabinet in September 2022 authorised the award of contract for pre-construction services to Geoffrey Osborne Construction Limited (GOC). The procurement process anticipated that, on completion of the pre-construction services, the full design, agreed maximum price, employer's requirements and contractor's proposals for the main works will be settled and a contract for the main works awarded to the contractor. The procurement process culminating in the proposed award of the main works contract to GOC has been carried out in accordance with the Council's Contract Procedure Rules, the

Public Contracts Regulations 2015 and the call-off terms of the LCP Major Works Construction Framework Agreement.

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 When making decisions the Council must act reasonably and rationally. It must take into account all relevant information and disregard all irrelevant information and consult those affected, taking into account their views before final decisions are made. It must also comply with its legal duties, including relating to equalities.

5.5 As public bodies schools and local authorities have duties, known as the 'public sector equalities duties' under S 149 the Equality Act 2010. The Equality Act 2010 places separate duties on Local Authorities as the responsible body (alongside the governing body) for schools maintained by the local authority.

## **6. Value for Money**

6.1 Tenders were sought from the London Construction Programme (LCP) Major Works Construction Framework for the PCSA for the new building at Villiers High School. The Council's Projects Delivery Unit evaluated the tenders in accordance with the published LCP Framework evaluation criteria. The proposals now submitted by Geoffrey Osborne Construction Limited for the main works contract have been fully examined by the Council's Projects Delivery Unit and are considered to represent value for money.

6.2 During the execution of the projects, regular progress review meetings will be held to ensure the project is being executed to approved budgets and timescales.

## **7. Sustainability Impact Appraisal**

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

## **8. Risk Management**

8.1 There are established processes for managing capital projects and risks are identified as part of the project management process. Risk Registers will be prepared for all of the projects, and these will be updated and managed until completion of the projects.

## **9. Community Safety**

Transport, traffic and travel is a concern for many stakeholders. The proposed designs make appropriate changes to the access to, and layout of vehicle drop off

areas to ensure the safe and efficient arrival and departure of pupils and staff.

## **10. Links to the 3 Priorities for the Borough**

The project is linked to 'Fighting inequality - that blights too many lives and disproportionately holds back all too many people from achieving their dreams and aspirations.' priority.

## **11. Equalities, Human Rights and Community Cohesion**

An Equalities Analysis Assessment has been carried out for the proposals described in this report.

## **12. Staffing/Workforce and Accommodation implications:**

Implications of Schools Service programmes will be managed within existing Council staff and any partner consultants. School works and expansions will have an impact on the school workforce and on school accommodation (i.e., appropriate expansion of staff and accommodation to manage additional pupils).

## **13. Property and Assets**

This report deals with schools' property and assets.

## **14. Any other implications**

None.

## **15. Consultation**

Consultation has been carried out with the relevant stakeholders.

## **16. Timetable for Implementation**

- 6<sup>th</sup> December 2023 – Cabinet approval to award the contract.
- 13<sup>th</sup> December 2023 – Planning approval for the scheme as designed
- 24<sup>th</sup> January 2024 – contract signed and sealed
- March 2024 - works commence
- Winter 2025/26 – works complete and school occupies new building.

## **17. Appendices**

Appendix A – Financial Implications  
Confidential Appendix B – Tender Report.  
Appendix C - EAA

## **18. Background Information**

Report to Cabinet, September 2022:

[Agenda for Cabinet on Wednesday, 14 September 2022, 7.00 pm \(moderngov.co.uk\)](#)

Individual Cabinet Member Decision April 2022:

[Meeting of Individual Cabinet Member Decisions - A Fairer Start on Wednesday, 6 April 2022, 9.00 am \(moderngov.co.uk\)](#)

Report to Cabinet, October 2019:

[Meeting of Cabinet on Tuesday, 15 October 2019, 7.00 pm \(moderngov.co.uk\)](#)

## Consultation

<b>Name of consultee</b>	<b>Post held</b>	<b>Date sent to consultee</b>	<b>Date response received</b>	<b>Comments appear in paragraph:</b>
<b>Internal</b>				
Cllr Kamaljit Kaur Nagpal	Portfolio Holder, A Fairer Start	9/11/23	9/11/23	Throughout
Robert South	Strategic Director Children' Services	9/11/23	9/11/23	Throughout
Tamara Quinn	Assistant Director Planning, Resources & Service Development	9/11/23	9/11/23	Throughout
Justin Morley	Head of Legal Services (Social Care and Education)	2/11/23		
Kathleen Ennis	Principal Lawyer (Housing and Social Care)	2/11/23		
Chuhr Nijjar	Senior Lawyer (Legal Contracts)	2/11/23		
Afam Ajoh	Lawyer (Legal Contracts)	2/11/23	14/11/23	5
Russell Dyer	Assistant Director, Accountancy	2/11/23		
Kamaljit Kaur	Interim Finance Business Manager - Education	2/11/23	8/11/23	Throughout
Adrian Moody	Category Lead (People)	2/11/23		
Katherine Ball	Finance Manager - Capital and Projects	2/11/23	3/11/23	1,4

## Report History

<b>Decision type:</b>	<b>Urgency item?</b>
Key decision	No
<b>Report no.:</b>	<b>Report author and contact for queries:</b>
	Laurence Field, Schools Property/Programme Manager