

**Forward Plan reference number: FP/098/07/21**

<b>Report title:</b> Replacement of temporary class bases at Copford CofE Primary School with new permanent accommodation	
<b>Report to:</b> Councillor Tony Ball - Cabinet Member for Education Excellence, Lifelong Learning and Employability	
<b>Report author:</b> Clare Kershaw – Director, Education	
<b>Date:</b> 30 <sup>th</sup> June 2022	<b>For:</b> Decision
<b>Enquiries to:</b> Kevin Wilby - School Organisation Officer, <a href="mailto:kevin.wilby@essex.gov.uk">kevin.wilby@essex.gov.uk</a> Bryony Dick - Senior Project Sponsor, <a href="mailto:bryony.dick@essex.gov.uk">bryony.dick@essex.gov.uk</a>	
<b>County Divisions affected:</b> Stanway and Pyefleet	

**Confidential Appendix**

This report has a confidential appendix which is not for publication as it includes exempt information falling within paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended.

## **1. Everyone's Essex**

- 1.1 Essex County Council (ECC) are required to ensure that every child wanting one has access to a school place.
- 1.2 In executing these responsibilities, the County Council also seeks to add value to the educational offer that can be made to parents and carers within a local area, to ensure that learners receive the best possible outcomes from their time in formal education.
- 1.3 Copford Church of England Primary School (hereafter, the "School") has been using three relocatable buildings for a number of years. These buildings have now reached the end of their usable life. The proposal is to replace them with a new purpose-built building.
- 1.4 Investing in new, permanent, accommodation at the School will deliver on a range of key commitments set out in Everyone's Essex – Our plan for levelling up the county: 2021-2025. These will include:
- 1.5 Achieving net-zero. The new buildings will have a net-zero design, and so will have the outcome of generating renewable energy and using energy efficient construction methods to mitigate their carbon impact.
- 1.6 Supporting high quality education outcomes. With the replacement of outdated, temporary accommodation, the new high-quality facilities will have the outcomes of ensuring children are able to learn, and teachers able to teach, in

the most conducive environment for success. Currently teaching and learning is taking place in an inappropriate environment.

- 1.7 Delivering **infrastructure** to support new homes and communities. The school is located on the outskirts of Stanway which has experienced growth over the last few years and will continue to do so for at least the next five or six years. Expanding education infrastructure will have the outcome of ensuring that high quality local educational facilities are provided to match new housing.

## **2 Recommendations**

- 2.1. Agree the replacement of temporary accommodation at the School with permanent accommodation.
- 2.2. Agree the capital budget for construction and associated project fees as profiled in the confidential appendix.
- 2.3. Agree to award a contract for the construction works to T J Evers

## **3 Background and Proposal**

- 3.1. As part of an Essex-wide review of temporary accommodation in 2019, three old temporary building sited at the School were identified as requiring replacement with new accommodation as soon as possible.
- 3.2. The School currently utilises the temporary buildings for classroom space. One of the buildings comprises a double classroom. In total four classrooms and a small SEND space are provided in the temporary accommodation. The School is full (211 pupils on roll as at October 2021) and is expected to remain at full capacity in the future. The teaching spaces provided in the temporary buildings are essential for the School to provide sufficient places for local children in the future
- 3.3. No statutory process is required for the replacement of the temporary buildings. The proposal does not affect the number of children attending the School. However, the building project is subject to planning requirements and a planning consultation was undertaken in May 2021 which allowed local residents and school stakeholders to comment on the new accommodation which it is proposed will be provided.
- 3.4. There were 33 responses to the consultation, all of which were in support of the proposals. Of these 11 commented favourably on the sustainable design and operation of the replacement building.
- 3.5. The School is a Church of England Voluntary Controlled school. The Chelmsford Diocesan Board of Education supports the proposal to replace the temporary buildings.

## **Scope of Proposed Projects**

- 3.6. Replacing temporary accommodation at the School will require the construction of a new single storey standalone teaching block (Works). This new permanent building is to be positioned over the footprint of one of the existing temporary buildings, which is to be removed to allow construction to take place. This solution will maximise the hard play area that remains available and create a quadrangle with the existing school buildings. Once the new permanent building is completed the other temporary buildings will be removed from the site.
- 3.7. The efficient building design consists of four classrooms, a group room (which will replace the small SEND space presently in the temporary accommodation), cleaners store, WC and plant room.
- 3.8. One temporary classroom will be provided for the School to continue education whilst the construction works are completed.
- 3.9. The Essex Construction Framework was used to procure a contractor to undertake the Works . The Essex Construction Framework is a framework agreement set up by ECC with principal contractors appointed to the framework to carry out design and construction related works. The framework uses a two-stage mini-competition process to select the successful contractor.
- 3.10. Contractors on the Essex Construction Framework were invited to participate in a mini competition to select a contractor to undertake preconstruction works and then, subject to the outcome of these works, undertake the Works. These responses were evaluated and winning bidder was T J Evers. A n Officer Decision was taken in May 2022 to enter into a Pre-Construction Agreement with TJ Evers to undertake design and planning matters. This agreement does not oblige ECC to enter into a works contract with T J Evers only to complete the pre construction phase. These pre construction works have now been completed, . Planning permission has been granted and the final design elements are being completed. A final cost for the works has now been identified and ECC are happy that the construction costs identified in the pre-construction works are within the agreed budget and represent value for money. These costs are set out in the Confidential Appendix to this report
- 3.11. It is now proposed that ECC enter into the a construction contract with TJ Evers for the construction works to build the permeant building at the value set out in the Confidential Appendix and for the Works to commence at the School ove r the Summer holiday

## **4. Links to our Strategic Ambitions**

- 4.1. This report links to the following aims in the Essex Vision:
  - Provide an equal foundation for every child
  - Develop our County sustainably
  - Share prosperity with everyone

4.2. Approving the recommendations in this report will have the following impact on the Council's ambition to be net carbon neutral by 2030:

- The School will benefit from a building that includes zero carbon enhancements to the specification. Any reductions saved through cost avoidance could be reinvested into resources that improve the delivery of the curriculum, thereby improving education outcomes for young people.
- The design of the building fully embraces a net-zero in operation project specification, consistent with ECC's emerging commitment towards commissioning net-zero carbon buildings as referenced in the climate change commission report presented to ECC. The proposed Net Zero enhancements will consist of PV, LED lighting and Air Source Heat Pumps, complementing a high specification building fabric.
- Building to the 2050 weather file helps mitigate the risks of future overheating and enables designers to test their building models against a variety of weather scenarios and predictions for UK summer temperatures. This means buildings can be designed to be more sustainable and resilient to current and future weather conditions.
- Considerations within the modelling process to avoid overheating and also improve energy efficiency, aligned with the Department for Education (DfE) guidance of a fabric first approach, would include building orientation, building form, thermal mass of the building fabric, high insulation, increased airtightness, optimising solar gain and natural ventilation.

4.3. This report links to the following strategic priorities in 'Everyone's Essex':

- A strong, inclusive and sustainable economy
- A high-quality environment
- A good place for children and families to grow

## **5. Options**

### **5.1. Option 1 - do nothing.**

5.2. Following this course of action will pose health and safety risks to pupils and/or cause the closure of statutory provision through failure of accommodation. This option is not recommended as it would lead to the council failing to meet its statutory obligations.

### **5.3. Options 2 – repair the existing temporary buildings**

5.4. The buildings are in very poor condition and would require substantial funding to repair to an acceptable standard. This would be a poor investment as the buildings will continue to deteriorate and will require either more repairs or replacement later. The current estimate is that even after substantial investment, the lifespan of the buildings would only be extended by five years.

**5.5. Option 3 – replace the existing temporary buildings with permanent accommodation (recommended option)**

5.6. Replacing the end-of-life temporary accommodation with a permanent building will allow the School to operate at its present capacity in higher quality classrooms and to provide a better learning environment for pupils. This mitigates all the risks identified and enables ECC to meet its statutory obligations.

5.7. This is therefore the recommended option.

**6. Issues for consideration**

**6.1. Financial implications**

**6.2. Capital**

6.3. Please see the confidential financial appendix for capital financial information.

**6.4. Revenue**

6.5. Although furniture and equipment from the existing accommodation will be reused in the new building occupying the temporary accommodation during the construction period will result in alternative FF&E requirements and storage. Therefore there will be £5,000 revenue costs associated with the project.

6.6. It is not considered that this scheme will increase home to school transport costs as it replaces existing accommodation which fulfils the need for school places in the local area.

**6.7. Legal implications**

6.8. ECC is responsible for funding the 'basic need' provision of additional school places in Essex at all schools. Replacing the temporary classrooms will ensure that there will be sufficient local primary school places for children living in the area.

6.9. The premises to be provided will meet the statutory requirements of the Education (School Premises) Regulations.

6.10. The procurement of goods, service and works will be carried out in accordance with the Public Contracts Regulations 2015 and in accordance with ECC's procurement rules. The Essex Construction Framework is a compliant procurement route for ECC to select a contractor for the works. ECC will need to follow the mini competition process.

## 7. Equality and Diversity Considerations

- 7.1. The Public Sector Equality Duty applies to the Council when it makes decisions. The duty requires us to have regard to the need to:
- (a) Eliminate unlawful discrimination, harassment and victimisation and other behaviour prohibited by the Act. In summary, the Act makes discrimination etc. on the grounds of a protected characteristic unlawful
  - (b) Advance equality of opportunity between people who share a protected characteristic and those who do not.
  - (c) Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.
- 7.2. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, marriage and civil partnership, race, religion or belief, gender, and sexual orientation. The Act states that 'marriage and civil partnership' is not a relevant protected characteristic for (b) or (c) although it is relevant for (a).
- 7.3. The equality impact assessment indicates that the proposals in this report will not have a disproportionately adverse impact on any people with a particular characteristic.

## 8. List of Appendices

- 8.1. Appendix 1 – Equality Impact Analysis

## 9. List of Background papers

- 9.1. None

<b>I approve the above recommendations set out above for the reasons set out in the report.</b>	<b>Date</b> 04.07.22
<b>Councillor Tony Ball, Cabinet Member for Education and Skills</b>	

In consultation with:

<b>Role</b>	<b>Date</b>
<b>Executive Director for Children, Families &amp; Education</b>	04.07.22
<b>Clare Kershaw - Director, Education, on behalf of Helen Lincoln</b>	
<b>Executive Director, Corporate Services (S151 Officer)</b>	01.07.22
<b>Stephanie Mitchener on behalf of Nicole Wood</b>	
<b>Director, Legal and Assurance (Monitoring Officer)</b>	30.06.22
<b>Laura Edwards on behalf of Paul Turner</b>	