

Report sponsor: Andy Smith, Strategic Director
of People Services
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Children's Integrated Commissioning

Ravensdale Infant School – Post Fire Recovery

Purpose

- 1.1 It is necessary to seek approval to place orders, and award contracts, for the demolition and site clearance of Ravensdale Infant School, and to provide temporary accommodation for part of the school following the recent fire.
- 1.2 Approval is being sought for two elements of the proposed recovery plans currently being developed, as follows:
 - Demolition and clearing the Ravensdale Infant School site as the first phase of a capital scheme for a permanent new replacement school building - estimated cost of £239,506;
 - Temporary accommodation on the site of Ravensdale Infant School for part of the school to return to site early in 2021 ahead of the permanent rebuild – estimated cost of £1,005,981.
- 1.3 It is necessary to seek urgent approval for the works, to ensure both the temporary arrangements, and the new build, can be completed as soon as is reasonably practical. Urgent approval is required to secure the proposed temporary accommodation due to the availability of the necessary hire units.
- 1.4 It is proposed that each element will be funded from the insurance settlement, currently undergoing review with the insurance loss adjuster. The loss adjuster has confirmed agreement, subject to final actual costs being provided by the Council.

Recommendations

- 2.1 To approve, subject to recommendation 2.5 below, the addition of £239,506 to the Schools Capital Programme for phase 1 (demolition costs) of Ravensdale Infant School, to be funded from the anticipated insurance settlement and profiled as appropriate.
- 2.2 To approve, subject to recommendation 2.5 below, the provision of temporary classrooms at Ravensdale Infant School at an estimated cost of £1,005,981 to be paid from the anticipated insurance settlement and to be added to the revenue budget and profiled as appropriate.

- 2.3 To approve, subject to recommendation 2.5 below, scheme commencement for the above works without the need for Gateway approval, and to delegate authority to the Strategic Director of Corporate Resources to add the profiled spend to the 2020/21-2022/23 capital programme and revenue budget as appropriate
- 2.4 To approve the transfer to reserves of the insurance monies and use of insurance reserve as appropriate to fund the expenditure outlined.
- 2.5 To note that the above costs are anticipated costs, and the Council is working closely with its insurer to seek a full insurance settlement for each element. Final costs will be reported to Council Cabinet once confirmed.

Reason(s)

- 3.1 In accordance with Financial Procedure Rules, additions to the Council's capital programme and new proposals for revenue expenditure not provided for in the approved budget are required to be reported to Cabinet for approval.
- 3.2 Due to the urgent nature of the works, and the requirement to place orders to demolish fire damaged buildings and to secure the temporary accommodation for Ravensdale Infant school, an urgent decision of the Leader is required before 26th November 2020.

Supporting information

- 4.1 In the early morning of 5th October 2020, Derbyshire Fire and Rescue Service (DFRS) were called to attend Ravensdale Infant School, following reports of a fire. Unfortunately, it was not possible to contain the fire and the majority of the building was destroyed by the blaze, along with almost all of the building contents.
- 4.2 In close consultation with the school, the Council has moved quickly to reopen the school across temporary sites and all pupils returned to schooling during the week commencing Monday 2nd November. The recovery plan for Ravensdale Infant School will consist of overlapping stages:
 - Stage 1: Demolition of current buildings and establishment of partial temporary arrangements on the Ravensdale Infant School site.
 - Stage 2: Continued temporary arrangements, plus a partial return to the Ravensdale Infant site for the nursery and one year group.
 - Stage 3: A relocation to a second temporary location, for those year groups not on site in temporary accommodation at Ravensdale Infant School. This will be at the new Castleward Primary School from September 2021.
 - Stage 4: Decant and return into a permanently rebuilt Ravensdale Infant School. This is likely to be in April 2022.

The proposals requiring approval are for stages 1 & 2 of the recovery plan. Full details of the decanting arrangements are set out in appendix 1.

- 4.3 The ongoing and further decanting arrangements as set out in appendix 1, are complex and subject to further refinement as plans are developed and implemented. It is therefore not possible to confirm the final costs at this stage. However, these are expected to be in the region of:
- £239,506 – for securing the fire damaged site, completing the demolition of the remaining building structure, clearing the site and securing the utilities. It is proposed to treat the element of works as phase 1 of a new capital scheme for a permanent replacement school.
 - £1,005,981 – for the provision of temporary accommodation for up to 24 months to allow a partial return to the Ravensdale Infant School site. It is proposed to treat this expenditure as revenue spend. These arrangements will be until the permanent rebuilding works have been completed, as set out as in the decanting plan in appendix 1.
- 4.4 The above costs include some provisional sums which will be subject to further design and survey work and could change. In addition, if the permanent replacement school can be completed earlier than programmed it is possible that the indicative costs of the temporary accommodation may be lower, which are currently based on a 24 month hire period for contingency purposes at this point.
- 4.5 The Council is working closely with its insurer to agree costs and there has been detailed dialogue with the appointed loss adjuster. It is expected that all site clearance costs (anticipated to be £239,506) and the temporary accommodation costs (anticipated to be £1,005,981) will be met, in full, through the insurance settlement once final costs are confirmed by the Council.
- 4.6 The insurer's loss adjuster is not able to commit to specific figures at this stage, as the above costs are still being finalised. However, the loss adjuster has confirmed approval to both above elements going ahead as proposed. Furthermore, the loss adjuster has confirmed in principle agreement to the proposals and confirmed that there is nothing within these proposals which, in their view, will not be covered by the insurance settlement. The full costs, of both elements of work above, should therefore be covered, in full, from the insurance settlement. The insurance settlement will be transferred to reserves as appropriate.
- 4.7 Due to the urgency of the work, and the assurances received regarding the insurance settlement effectively limiting the Council's exposure to risk, it is requested that scheme commencement can begin for both elements of work without the need for consideration through the Council's Gateway approval process.
- 4.8 Once final agreements have been reached with the insurer on progressing the permanent replacement new school building, a further report will be presented to Cabinet for consideration and approval to proceed with building a new replacement school at Ravensdale Infant School. The Council is continuing to work closely with the school in planning for the new school, and the current decant arrangements.

Public/stakeholder engagement

- 5.1 The Council is working closely with its Insurer to finalise costs associated with these works.

Other options

- 6.1 The Council has no other option but to seek to replace Ravensdale Infant school at the earliest opportunity.
- 6.2 The Council has considered all other options for the temporary decanting arrangements, including the use of vacant properties and other sites. The options taken forward are the most suitable, timely and cost-effective solutions available.

Financial and value for money issues

- 7.1 The anticipated costs associated with the early stages of a new capital scheme to provide a permanent replacement school building and the temporary decanting arrangements (as set out in appendix 1) for which approval is being sought are set out below:

7.2	Phase	Description	Current Estimated Capital Costs	Projected Revenue Costs
	Capital			
	Phase 1 Demolition of remaining building	Making safe and securing the Ravensdale Infant School site. Demolition of the remaining building. Clearing the site and securing the services and utilities.	£239,506*	-
	Total Capital		£239,506	-
	Revenue			
	Provision of Temporary Accommodation at Ravensdale School	The provision of temporary accommodation at Ravensdale Infant school site for the administration hub, nursery and one other year group. Including services, fit out, outdoor play space, security fencing and making good. (See Appendix 1)	-	£1,005,981*
	Total Revenue		-	£1,005,981

* The above capital costs are subject to full feasibility, detailed design, planning permission and procurement. Therefore, costs are indicative estimates at this stage. The costs do include contingency and risk items, but final costs for individual items could be higher, or lower. Final costs will be agreed with the Council's insurer

- 7.3 All contracts will be awarded in line with the Council's contract and financial procedure rules. It is proposed that the procurement of the works will be through an approved procurement framework.
- 7.4 At this stage the financial year profiling of the revenue and capital expenditure is not confirmed. Further work is currently underway to confirm the profiling.

Capital - For monitoring purposes at this stage the budget will be added to the capital programme – however it will be reprofiled as appropriate once further analysis has taken place. This is not slippage.

Revenue - The amount of revenue expenditure will be captured on the revenue budget and insurance monies utilised to fund the expenditure applied once profiles are known over the life of the project.

Legal implications

- 8.1 The Council has a legal duty to provide sufficient school places, under the Education Act 1996 Section 14(1), and needs to secure the replacement of Ravensdale Infant School as soon as is practically possible.
- 8.2 Necessary planning permissions for the works, where required, will be sought as part of the scheme.

Climate implications

- 9.1 The replacement school will comply with modern building regulations and benefit from modern energy efficient plant and equipment.

Other significant implications

- 10.1 None

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal	Madhuri Gembali, Solicitor	18/11/2020
	Janice Hadfield, Head of Finance	18/11/2020
	Toni Nash, Head of Finance Organisation and Governance	18/11/2020
Service Director(s)	Gurmail Nizzer, Director of Commissioning	18/11/2020
Report sponsor	Andy Smith, Strategic Director for People Services	18/11/2020
Other(s)	Diane Whitehead, Head of School Organisation and Provision	18/11/2020
	Steve Caplan, Director of Property Services	18/11/2020
	Manju Mahey, Principal Insurance Officer	18/11/2020

Background papers:	
List of appendices:	Appendix 1 – Detailed decanting arrangements

Appendix 1 – Detailed decanting arrangements

11.1 Stage 1 – Immediate temporary provision

The Council has been working hard to establish temporary provision for Ravensdale Infant pupils at the earliest opportunity. Plans were developed in close partnership and with the support of neighbouring schools. This has allowed all pupils to return to temporary provision, across 4 separate sites, from the week beginning Monday 2nd of November.

11.2 The stage 1 host schools are set out below:

Ravensdale Infant Year Group	Temporary Base	Start Date
Nursery pupils (plus the school's administration hub)	The former Children's Centre building at Brookfield Primary Academy	From Wednesday 4 th November
Reception pupils	Highfields Primary Academy (Derbyshire)	From Wednesday 4 th November
Year 1 pupils	Hackwood Primary Academy	From Thursday 5 th November
Year 2 pupils	Murray Park School	From Tuesday 3 rd November

11.3 Highfields Primary and Hackwood Primary are new schools, provided for new housing developments, and are opening on a phased basis. Therefore, both schools currently have spare classroom capacity, for a limited period of time, whilst the schools fill incrementally each year.

11.4 Stage 1 decanting arrangements have been detailed and complex, and have had to include finding resolutions to significant logistics arrangements over the four different sites, including provision of resources, furniture, safeguarding, catering and communications etc. Over the coming weeks, as the school settles into its new environment(s), further refinements and adjustments to arrangements will be likely.

11.5 The final cost implications of the stage 1 decanting arrangements are therefore still being compiled and will not be fully known until the school is fully established and operational over the four separate temporary sites.

11.6 Stage 2 – Continued temporary provision and a partial return to the Ravensdale Infant site

Stage 2 works will commence once the final demolition of the remaining school building and making safe works have been completed. Work is currently underway to source and deliver 3 temporary classrooms, a temporary nursery unit, a temporary administration base, with associated temporary external space at the Ravensdale Infant School site. This will include negotiations with the neighbouring Ravensdale Junior Academy school regarding specific siting, as both schools share a single site.

- 11.7 Stage 2 will include the Nursery and Administration hub returning to Ravensdale Infant School site, into temporary accommodation, in early 2021. At the same time, it is proposed that one other year group will also return to the Ravensdale Infant school site, from their original stage 1 base. The two remaining stage 1 temporary sites will continue, as set out in stage 1, until the of July 2021. The final arrangements for the stage 2 decanting plans will be developed and confirmed over the remainder of the Autumn Term 2020.
- 11.8 Until detailed feasibility, design, planning permission and procurement work has been completed for the stage 2 decant, it will not be possible to confirm the final anticipated costs.
- 11.9 **Stage 3 – Alternative temporary provision for those year groups not on site in temporary accommodation at Ravensdale Infant School**
- In September 2021, both Hackwood Primary and Highfields Primary, will admit a new Reception year classes into their schools. This will mean that the schools will have less surplus space available and will not be able to continue to fully accommodate the original Ravensdale Infant school numbers. It is therefore planned that stage 3 decanting arrangements will begin for September 2021. It is proposed that the two remaining year groups, not already at Ravensdale Infant, will join together and relocate to the new Castleward Primary School, until the completion of the permanent replacement Ravensdale Infant School.
- 11.10 Castleward Primary School is scheduled to be completed for August 2021, and open to just one year group in September 2021. This presents the opportunity to use the new building, and initial surplus space, to bring together the two other Ravensdale Infant year groups, currently split over two separate sites, onto a single site.
- 11.11 **Stage 4 – Decant and return into a permanently rebuilt Ravensdale Infant School**
- Stage 4 will see the relocation of all three years groups, plus Nursery, from their temporary stage 3 locations into a new permanent replacement Ravensdale Infant School. Detailed feasibility, design, planning and procurement works are required for the provision of the new replacement school building. Until these works have been completed, it is not possible to confirm the final anticipated cost of the replacement school. The construction programme is also still being developed, but it is expected that the new school will be available from Spring 2022, at the earliest.