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of People Services  
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Children's Integrated Commissioning

## **Ravensdale Infant and Nursery School – New School Project**

### **Purpose**

- 1.1 It is necessary to seek approval to place orders, and award contracts, for further design work needed to advance proposals and secure planning permission for a new Ravensdale Infant School building, following the recent major fire.
- 1.2 Approval is being sought for two elements of the proposed recovery plans currently being developed, as follows:
  - Complete the next phase of the design works for a capital scheme for a permanent new replacement school building - estimated cost of £601,194;
  - Placing orders and payments to secure key components of the new building, including steel work for the modular units – estimated cost of £442,519.
- 1.3 It is necessary to seek approval for the works, to ensure the new build can be completed as soon as is reasonably practical.
- 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 to the proposals, subject to final actual costs being provided by the Council.

### **Recommendations**

- 2.1 To approve, subject to recommendation 2.5 below, the addition of £601,194 to the Schools Capital Programme for the new school design work for Ravensdale Infant School, to be funded from the anticipated insurance settlement.
- 2.2 To approve, subject to recommendation 2.5 below and 4.11, the placing of orders for steel works in advance at Ravensdale Infant school, to secure scheme delivery, at an estimated cost of £442,519 to be paid from the anticipated insurance settlement.
- 2.3 To approve, subject to recommendation 2.5 below, scheme commencement for the above works without the need for Gateway approval, and to add the profiled spend to the 2020/21-2022/23 capital programme.
- 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. If costs vary from currently anticipated figures, any necessary approvals will be made inline with the Council's Financial Procedure Rules and scheme of delegation, if necessary. 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 not provided for in the approved budget are required to be reported to Cabinet for approval.

### **Supporting information**

- 4.1 In the early morning of 5<sup>th</sup> 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 2<sup>nd</sup> November 2020. 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, previously approved.
  - 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/May 2022, at the earliest.

The proposals requiring approval in this report relate to stage 4 of the recovery plan. Full details of the decanting arrangements are set out in appendix 1.

- 4.3 It is now necessary to develop the design of the new school to RIBA stage 4, obtain planning permissions and establish the likely cost of the works. The Council is proposing to undertake this work in close partnership with the school and by working closely with our insurer. It is anticipated that this initial element of the design and planning work to rebuild the school will cost £601,194, and will include detailed surveys, ground investigations and the appointment of architects and relevant specialist professional advisers to finalise designs and obtain planning permission approval.

- 4.4 The final requirements for the new build will be subject to further refinement as plans are developed and implemented. It is therefore not possible to confirm the final costs at this stage. However, it is expected that the overall new build cost will be in the region of £8,045,245. This includes the stage 4 design work of £601,194, for which approval is being sought in this report. It is anticipated that the final scheme designs will be completed and costed by April 2021.
- 4.5 The above costs include some provisional sums which will be subject to further design and survey work and could change. Subject to the outcome of the stage 4 design work for the new school, a further report will be presented to Council Cabinet to seek approval for the final construction phase, once costs are established.
- 4.6 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 the stage 4 design costs (anticipated to be £601,194) will be met, in full, through the insurance settlement once final costs are confirmed by the Council.
- 4.7 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 these works 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 for the works proposed here. The full costs should therefore be covered, in full, from the insurance settlement. The insurance settlement will be transferred to reserves as appropriate.
- 4.8 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 the work, as set out in 2.1 and 2.2 above, and subject to paragraph 4.9, without the need for consideration through the Council's Gateway approval process.
- 4.9 The Council will work closely with our insurer to seek full settlement for the rebuilding works, however, it is not possible to confirm if this will be possible at this stage. The indications from the loss adjuster are that they will fund all actual costs incurred by the Council in relation to the new build. Once final costs and the full insurance settlement terms are known, further financial details and proposals will be presented to Council Cabinet for consideration.
- 4.10 In addition to the £601,194 commitment for design works, it is also necessary to place orders for key elements of the construction work during March 2021, this includes principal contractor orders for the steel work required for the new building (currently estimated as £442,519). Orders and commitments for the steelwork are necessary in March 2021 in order to meet the target date for completing the new school from April/May 2022, at the earliest.

- 4.11 It is therefore proposed to approve placing necessary orders to secure the steel work for the new building (currently estimated as £442,519) in March 2021, subject to reaching agreement in principle with the Council's insurer that these elements will be covered in the final insurance settlement. These orders will not be placed without the insurer first providing agreement to proceed. This element forms part of the anticipated overall capital scheme cost of £8,045,245
- 4.12 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 of the replacement school. It is anticipated that this will be brought back to Cabinet in April 2021. The Council is continuing to work closely with the school in planning for the new building, and the current decant arrangements.
- 4.13 The design of the new school will, of course, be developed in close partnership with Ravensdale Infant School and the Council. Project Design and governance meetings have already been established to ensure detailed engagement, and robust project management. The new building will have sprinklers installed.

## **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.

## **Financial and value for money issues**

- 7.1 The anticipated costs associated with the next stages of a new capital scheme to provide a permanent replacement school building are set out below:

7.2	Description	Phasing		Total
		2020/21	2021/22	
	Complete the next phase of the design works for the permanent new replacement school building and obtain planning permission.	£433,576	£167,618	<b>£601,194</b>
	Steel work orders to be placed by the Council's principal contractor; Council commitment required in March 2021 for the new building to be completed in April/May 2022.	£0	£442,519	<b>£442,519</b>
	<b>Total</b>	<b>£433,576</b>	<b>£610,137</b>	<b>£1,043,713</b>

\* 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 The approved capital programme currently includes £239,506 for phase 1 (which includes demolition) of the scheme to build a new Ravensdale Infant School. Approval is sought here to add the £1,043,713, set out in the above table, to the existing scheme in the capital programme, and to be funded from the insurance reserve, subject to paragraph 7.4 below. The steelworks order will not be placed without the insurer first providing agreement to proceed. A further report will be brought to Cabinet for the construction phase of the new school build.
- 7.4 If costs vary from currently anticipated figures, any necessary approvals will be made in-line with the Council's Financial Procedure Rules and scheme of delegation, if necessary, and will be contained within the Council's approved school capital programme, where appropriate. Final costs will be reported to Council Cabinet once confirmed.
- 7.5 Each stage of the project will be procured and approved in line with the Council's contract procedure rules.

### **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:

<b>Role</b>	<b>Name</b>	<b>Date of sign-off</b>
<b>Legal</b>	Madhuri Gembali, Solicitor	08/12/2020
<b>Finance</b>	Toni Nash, Head of Finance Corporate	08/12/2020
<b>Service Director(s)</b>	Gurmail Nizzer, Director of Commissioning	03/12/2020
<b>Report sponsor</b>	Andy Smith, Strategic Director for People Services	10/12/2020
<b>Other(s)</b>	Diane Whitehead, Head of School Organisation and Provision	03/12/2020

Steve Caplan, Director of Property Services  
Manju Mahey, Principal Insurance Officer

10/12/2020  
08/12/2020

**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 2<sup>nd</sup> of November.

### 11.2 The stage 1 host schools are set out below:

<b>Ravensdale Infant Year Group</b>	<b>Temporary Base</b>	<b>Start Date</b>
Nursery pupils (plus the school's administration hub)	The former Children's Centre building at Brookfield Primary Academy	From Wednesday 4 <sup>th</sup> November
Reception pupils	Highfields Primary Academy (Derbyshire)	From Wednesday 4 <sup>th</sup> November
Year 1 pupils	Hackwood Primary Academy	From Thursday 5 <sup>th</sup> November
Year 2 pupils	Murray Park School	From Tuesday 3 <sup>rd</sup> 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 end 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 year 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 April/May 2022, at the earliest.