



DERBY CITY COUNCIL

AREA PANEL 3
8 SEPTEMBER 2004

Report of the Director of Corporate Services on behalf of the Project Board

**Derby Grouped Schools Private Finance Initiative (PFI):
 Construction works at Hardwick Primary School**

SUPPORTING INFORMATION

- 1.1 PFI is increasingly becoming the only way in which local authorities can put together the high levels of funding needed to undertake major building projects. This is Derby's first education PFI project, but Derby City Council have had involvement with other PFI related projects, one of them being in conjunction with Derbyshire County Council, for the provision of serviced Magistrates Court Buildings. PFI works by allowing local authorities to enter into a contract with a private contractor to build and maintain its schools. We as a Council then pay leasing and maintenance costs to the contractor for a period of 25 years.
- 1.2 A public meeting was held at Hardwick Primary on Wednesday 7 July to inform the local community of what would be taking place over the coming months. This meeting was poorly attended and it was felt that an area panel meeting would be a more appropriate form of communication.
- 1.3 At its meeting on 10 March 2003, the government's Project Review Group approved the Council's Outline Business Case (OBC) for the amount of £43.8m to build five new schools across the city. The schools involved in the Project are Merrill College, Da Vinci Community School (formerly High View), Sinfin Primary, Lakeside Community Primary (formerly Wilmorton Primary and Southgate Infants) and Hardwick Primary.
- 1.4 At its meeting on 27 April 2004, Council Cabinet approved a report to appoint Vinci Investments Ltd (the new name for the consortium is now Derby Schools Solutions) as the Council's Preferred Bidder and that officers be authorised to enter into negotiations with a view to establishing a final contract.
- 1.5 Due to the complexities of the Hardwick site, it was approved by Council Cabinet at its meeting on 20 July to enter into an Early Works Agreement with Norwest Holst, the construction partner of Derby Schools Solutions. This would allow work to begin during the schools summer holidays 2004 before the Project Agreement has been signed, all being well in mid-September 2004.
- 1.6 All parties involved with the PFI scheme recognise there are distinct advantages in organising the construction work at Hardwick Primary in a way that enables the school to remain on site throughout the process. The alternative was to move part of the school to temporary accommodation elsewhere in the city, which was considered to be disruptive and unnecessary.

- 1.7 The existing school consists of three detached buildings which has led to the construction programme being broken down into three phases:
- **Phase one** involves the refurbishment of existing and the creation of some new classrooms in the middle building to house the infant classes, the demolition of the infants building and the construction of approximately two thirds of the new school.
 - **Phase two** involves moving the infants into the new school, the demolition of the middle building and the construction of the remainder of the new school.
 - **Phase three** involves moving the rest of the children into the new school, demolishing the remaining building and completing work to all external areas.
- 1.8 By the start of the Autumn term the infants will have moved into refurbished classrooms with the old infants school building having been demolished and cleared away.
- 1.9 The overall building programme at Hardwick Primary will take two years, with completion at the end of the summer holiday 2006, with the exception of some minor external works that will run into the Autumn of 2006.
- 1.10 At the beginning of August 2004 Norwest Holst delivered a notice to residents and local businesses surrounding the school informing them of what will be taking place over the coming weeks/months. This will be done on a regular basis, and a copy of the notice is attached at Appendix 1.
- 1.11 It is also envisaged, as part of the hoardings around the site to have a regular update of what is happening on site to inform the local community. There will also be public meetings held at the school.

PROPOSED ACTION

- 2.1 This report is to note the progress of the construction of Hardwick Primary School and updates will be given as and when necessary.

For more information contact: Rachael Wright 01332 255534 e-mail rachael.wright@derby.gov.uk
Background papers: None
List of appendices: Appendix 1 – Notice to residents from Norwest Holst

Hardwick Primary School

You may be aware that the existing Hardwick Primary and Infants School is to be redeveloped, this work is scheduled to commence August this year and will continue until October 2006.

The existing school will be partially demolished to allow the construction of the new school. Due to the limited amount of space available on site it will not be possible to complete the demolition and construction in one operation and will therefore be split into two phases over a period of two years.

During that time we would appreciate your assistance and patience whilst this work is carried out.

The streets around Hastings St, St. James Road and Dover St are very narrow and congested with residents parking, so again please bear with us due to additional traffic and lorries etc – we will try and manage deliveries and parking to prevent unnecessary inconvenience as much as possible.

Finally we would request your assistance on an important safety matter, building sites are extremely dangerous places particularly where children are concerned.

Therefore could you please advise your children of the dangers that building sites carry, and restrict them from trying to enter the construction of the new school, especially at weekends etc

You will appreciate that ultimately the new school will be a significant benefit to the community and therefore whilst your immediate inconvenience may only be up to two years during the construction, the school will stand for a much greater time in history.

Norwest Holst Construction Ltd

