



DERBY CITY COUNCIL

AREA PANEL 3 22 JUNE 2005

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 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.
- 1.3 We reached Commercial Close on 30 November 2004, followed by Financial Close on 23 December 2004. Construction started in January 2005 at Sinfin Primary and Hardwick Primary. Work has since commenced at Merrill College and Da Vinci Community College.
- 1.4 Construction started on site at the beginning of January 2005, and the construction programme is 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.
- 1.5 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.
- 1.6 So far, the following work in phase 1 has been undertaken:

- Foundations 100% complete
- Drainage 90% complete (surface water remaining)
- Ground floor brickwork/blockwork 100%
- Ground floor supporting steelwork 100%
- Pre-cast flooring 100%
- Pre-cast stairs 100%
- 1st floor blockwork 15%

- 1.7 A detailed Site Traffic Plan is in place and segregation of pedestrians and plant is ongoing. Due to the proximity of residential properties and the limited site compound space control of pedestrian and traffic movements is of considerable importance.
- 1.8 Weekly liaison meetings take place between Norwest Holst's Site Manager and the Headteacher. A written report is presented summarising the works to be carried out, the specific risks to be aware of and any other relevant matters. This report is then included in the School's weekly newsletter.
- 1.9 There is a lockable notice board located in a prominent position adjacent to the school's main gate which contains coloured elevations and reports in order to inform parents and the local community. Further public meetings will be 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: None
--