

BOROUGH OF POOLE

COUNCIL

8TH APRIL 2008

TURLIN MOOR COMBINED SCHOOL PROJECT

1. PURPOSE OF REPORT

- 1.1. To update Council on the current position of the Turlin Moor Combination Capital Building Project.
- 1.2. To recommend to Council that approval be given to make a virement of £400,000 within the Primary Capital Programme, from that set aside for 'Detailed Design Work' to the 'Turlin Moor Combination' to cover the anticipated shortfall between the estimated Project outturn and the agreed outline budget of £1.3m.

2. DECISIONS REQUIRED

- 2.1. That Council approval is given for additional funding of £400,000 of which £179,000 is required to meet the current identified costs of the Scheme and £221,000 to provide a contingency for the future works.
- 2.2. The £400,000 additional funding required is drawdown from the resources set aside for Detailed Design Work within the Education Primary Capital Programme.

3. BACKGROUND INFORMATION

- 3.1. On 17 July 2007 Cabinet approved an outline budget of £1.3m, funded from the Education Capital Programme, to accommodate the new Turlin Moor Combined School in the existing Middle School Building from September 2008 as recommended by the Children's Services Overview Group on 26 June 2007, details as follows:-

Building Works (including Fees)	£1,087,000
Fees	£ 163,000
Furniture, Fittings & Equipment	£ 20,000
ICT & Telephones	£ 30,000
	<u>£1,300,000</u>

Source of Funding:-

Statutory Priorities	£ 100,000
School Meals	£ 45,000
School Access Initiative	£ 100,000
S106 Developer Contributions	£ 205,000
Primary Capital Programme	£ 650,000
Devolved Formula Capital	£ 200,000
	<u>£1,300,000</u>

- 3.2. The outline budget was based on a feasibility study, which indicated that the new school could be accommodated in the existing Middle School with internal remodelling and extension and some temporary accommodation.
- 3.3. The design development process since the outline budget approval stage has involved extensive consultation with the First School Acting Head and Governing Body, the Middle School Acting Head and Governing Body, the Combination School Shadow Governing Body and the recently appointed Combined School Head Designate. This process has resulted in extensive modifications to the design of the Scheme envisaged at feasibility stage, this led to a considerable increase in costs.
- 3.4. Due to the need for the school to remain operational throughout the remodelling works and the need to maintain high standards of Health and Safety on site the work has been subdivided into a number of phases and this has resulted in the Programme being extended to complete in December 2008.
- 3.5. In December 2007 and January 2008 the whole Scheme was comprehensively reviewed with the aim of determining if the Project could be delivered within the outline budget. The input of the newly appointed Head Designate was received and this has contributed to the production of revised Scheme and given confidence that the Scheme will meet the needs of the school and its operational requirements.

4. CURRENT POSITION

- 4.1. The revised Scheme has rationalised the temporary accommodation and reduced three double classroom blocks to one large block. This has resulted in a reduction in the number of steps and ramps needed for access and fire exits. It can also be seen as an improvement in relation to security.
- 4.2. The remodelling works have been simplified and the redesign is complete. Tenders will be sent out in the next two weeks.
- 4.3. The current estimate is £1.479m, excluding the contingency, this includes the tender costs for the revised temporary classroom block and enabling works. It has not proved possible to bring the cost of the Project within the outline budget of £1.3m despite a comprehensive review of the Scheme. There are a number of reasons for the additional cost including: increased costs of the extended Programme; increased scope of the works; increased complexity of the phasing; unforeseen increase in costs of temporary classrooms.
- 4.4. The original costing did not include a contingency which it is now considered prudent to include. A contingency sum has been added to the current estimate to bring the total to £1.7m thus bringing the figure requiring approval to £400,000. If the additional contingency proves not to be required this will be returned to the Primary Capital Programme.
- 4.5. The resources required to meet the additional £400,000 will be drawdown from the £500,000 budget available for detailed design work

within the Education Capital Programme. This will now mean that the detailed design of initial Projects will be funded from the £8.4m available between 2009-2011 for Primary Capital Programme Delivery.

4.6. The revised budget requirements are as follows:-

Building Works	£1,233,000
Fees	£ 196,000
Furniture, Fittings & Equipment	£ 20,000
ICT & Telephones	£ 30,000
Contingency	£ 221,000
	<u>£1,700,000</u>

Source of Funding:-

Statutory Priorities	£ 100,000
School Meals	£ 45,000
School Access Initiative	£ 100,000
S106 Developer Contributions	£ 205,000
Primary Capital Programme	£1,050,000
Devolved Formula Capital	£ 200,000
	<u>£1,700,000</u>

5. CONCLUSION

- 5.1. If the additional £400,000 is approved the Turlin Moor Combined School Project can proceed to the revised Programme which delivers temporary classrooms in July 2008 and the remodelling by April 2009. The Turlin Moor First School building can then be released.
- 5.2. If the additional £400,000 is not approved the current Programme cannot be maintained. In order to proceed a new and reduced client brief would be required and a revised design could then be produced. However, the extended Programme would generate increased costs and additional professional fees would be incurred. The Turlin Moor First School building would not be released in April 2009. Delays to Programme will create operational difficulties for the new Combined School and there is also a risk to the reputation of the Borough of Poole if the Project does not proceed.

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