

CORPORATE SERVICES SCRUTINY PANEL

22nd April 2010

UPDATE ON THE LITTLE BUILD

1) BACKGROUND

- 1.1 The Better Schools for All Strategy was approved by Cabinet and Council in Summer 2008 (Report No. 96/2008) with DCSF approval in November 2008 releasing total grant funding of £ 12.9m to be spent by 31st August 2011.
- 1.2 Since the start of 2009 work has been ongoing to shape the largest redevelopment project within the BS4A programme, the rebuild of Oakham Church of England Primary School within an allocated budget of £7.58 million.
- 1.3 The Project Board meets monthly to provide strategic direction and to oversee progress. The Governance Group meets regularly to address relationships between the Federating schools, as well as lease agreements between the various landowners and tenants.

2) VISION

- 2.1 Approval of a 'soft federation' of The Parks Schools and Oakham CEP in June 2009 extended the project to include a rebuild of The Parks, The Family Centre and a small therapy/learner pool. A Learning Vision has been developed that articulates the ethos and principles of the new campus and steers the design process.

3) DESIGN

- 3.1 A Core Design Group including the two Schools, Capital Projects team, Architects and Contractor has developed the outline design for the site and building layout over the last 3 months. This has refined the original concept, developing the new buildings to the south west of the existing school. Large scale plans will be available for viewing at the meeting.
- 3.2 The access and layout principles proposed for the site give careful consideration to the prominent location of the site and the proximity to residential streets. Detailed assessment of the parking, drop-off and pick-up requirements have been made to arrive at a well considered solution for the school and local community.
- 3.3 Detailed design work on internal layout is now underway to refine the spaces, layouts and fit out details.
- 3.4 The Technical Design Team is continuing to explore the optimum construction solutions identifying scope for value engineering to ensure the scheme is contained within budget. The Contractor is preparing the next stage of costing the design moving towards the target cost setting to achieve contract financial close by June.

4) PLANNING APPLICATION

- 4.1 The full Planning Application has been submitted and is expected to be presented to the Development Control & Licensing Committee on 27 April. If this is not possible, then the next Committee date is at the end of May, which still allows sufficient time to start construction enabling during June 2010.

5) CONSTRUCTION

- 5.1 Site pre-works are expected to start during July 2010. This will comprise the installation of 3 temporary classrooms before term-end, enabling teachers and pupils to move just prior to the summer holidays. The existing SEN mobile unit will also need to be relocated.
- 5.2 The main construction work will then start in earnest in August 2010 following demolition of a small part of the existing school building to the west of the main hall.
- 5.3 Completion of the new building is currently scheduled for July 2011 with fit-out and commissioning completed ready for occupation in September 2011. The temporary classrooms will be removed during the 2011 summer holiday period, allowing work to commence on the car park and other externals.
- 5.4 Demolition of the existing school will take place during Sept /Oct 2011, followed by completion of car park and landscaping across the original school site.

6) SUSTAINABILITY

- 6.1 An innovative, cost-effective approach to a truly sustainable building is being developed to reduce overall heating demand and running costs, rather than bolting-on costly carbon-neutral biomass boilers simply to achieve numerical targets. This is detailed in the technical appendix.