

Kingsley Fields New Primary Free school, Nantwich – New build 210 place primary school and 14 place resource provision

1. A report was taken to Children and Families Committee on 15/06/21. At this stage, no site investigations or design work had taken place. Also, there was no inclusion of the 14-place resource provision which was proposed after the initial consultation period. The following was noted in the committee report: -
  - 1.1.1. In the draft Medium-Term Financial Strategy (MTFS) for the Nantwich Planning Area, £3.5m is allocated to this project within the Children & Families Capital Programme. This was approved by Council on 17th February 2021
2. The funding at this stage was based around the section 106 developer contribution.
3. The following information has been taken from the paper that was taken to committee on 14 February 2022 but at this stage the budget figure reported was still £3.5Mllion: -

#### Purpose of Report

- 1.1. Following the approval of the Children and Families Committee at the meeting on 12 July 2021 to proceed with the free school presumption process and seek a sponsor for the proposed new one form entry primary school at Kingsley Fields in Nantwich, and to transfer the site into council ownership, initial design development work has been commissioned through the Estates Property Projects Team for RIBA Stages 0-2 to cover initial feasibility and survey work on the proposed site.
- 1.2. Following completion of this initial phase of work, which is due to be completed at the end of February 2022, approval is sought to tender for and appoint a design and build contractor to further progress the proposal with a view to overall completion for the commencement of the 2024-25 academic year. The next steps would involve further design development and preconstruction services including submission of a formal planning application, prior to award of a formal construction contract.

#### Recommendations

- 3.1. That committee gives approval:
- 3.2. To provide authority to the Executive Director of Children's Services to award a construction contract for the provision of a new one form entry primary school in Nantwich, inclusive of any other agreements associated with or ancillary to the contract.
4. As part of the annual review of the MTFS, the scheme value was uplifted to £4.2Million, on the 24 February 2022; this was approved by Full Council. At this stage the uplift was to reflect the additionality of the SEN resource provision.
5. The RIBA Stage 0-2 feasibility was commissioned in October 2021. The first cost indications indicating major cost concerns were initially flagged in March/April 2022, this reported a figure of £6.9m. T
6. Following more detailed design work and detailed cost reports, as part of the MTFS reprofiling exercise undertaken in June/July 2022, we requested that within this block

funding titled Nantwich Planning Area (Primary) the scheme budget was increased to £7.080Million. This was then taken to Corporate Policy Committee in October 2022, First Financial Review 2022/23 and figures included were approved.

7. As part of the ongoing cost increases being reported in December 2022 a report was taken to DMT requesting a further uplift of the budget by £700k and this was included as part of the MTFS review: -
  - Nantwich Planning Area (Primary) – Increase budget by £700k – Funded from unallocated Basic Need grant. Justification: this is in line with current cost plan for the new school at Kingsley Fields and includes allowance for furniture and ICT.
8. On 18 January 2023 at the Children and Families Committee meeting the proposed uplifts for this project were included in the MTFS consultation report.
9. This uplift for the Kingsley Field Scheme at £7.780Million was included in the MTFS and was approved by Council in February 2023.

The key elements that are affecting the increased costs include: -

**a. Inflation and Increased Contractor Risk Allowances /Contingencies**

**b. Design development/additional works as a result of surveys, ground conditions, site restrictions**

**c. Compliance with Low Carbon Build Standard**

In order that the building is compliant with Manchester low carbon build standard currently adopted by CEC, this includes the following: -

- Increasing wall & roof insulation
- Triple glazing
- Reduced air permeability
- Cross flow ventilation
- Additional Photovoltaics Panels
- Air source Heat pumps
- Electric vehicle charging points

In order to achieve the opening date of September 2024 in readiness for the new reception class intake, the programme is indicating a start on site date of June 2023, with anticipated handover of July 2024, this will allow the trust the Summer Break to set up the new school. Please note that these timelines are subject to planning being granted in May 2023.

Throughout the last 12 months the Project Team have constantly challenged the increasing costs and have requested where viable to value engineer elements of the project, but this has been further impacted by the need to achieve the low carbon build standard. As we have not yet achieved planning for this scheme there could be some additional costs as a result of planning conditions. At this stage the overall target cost is £7.280Million, there is an additional contingency included in the funding for £500K, making the allocation as detailed in the MTFS at £7.780Million of which some of this funding will be used to provide IT, loose furniture and as mentioned potential planning conditions.