

Nottingham City Council

Business Case

Project Title: School Capital Maintenance Grant 2024/25 - Proposals to deliver the Schools' Capital Maintenance Programme.

Lead Department: Children and Education Services



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Nottingham
City Council

DOCUMENT CONTROL

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1.0 Introduction

This document defines the project's Business Case and provides the baseline against which the project is continually assessed. NB: For support in completing the following financial sections either contact your financial representative or refer to the 'Project Appraisal Handbook'.

This first section should act as a statement that reflects how the Business Case will be used.

This document sets out the business case and proposals for delivering the Schools' Capital Maintenance Programme for Nottingham City schools, utilising the School Capital Maintenance grant 2024/25 and the Schools Primary Health and Safety Budget.

It will provide evidence for the need of this project and set out how the proposal links to the outcomes of the Strategic Council Plan 2023-27 and how we will deliver the programme of works with clear direction and purpose in line with the Nottingham City Council Improvement Plan.

The Business Case is a key supporting document for the Executive Board report which is going forward for approval in December 2024. The report will ask for the following to be approved:

- To accept the 2024/25 grant allocation of £2,692,168 from the Department for Education (DfE) for school condition works to Nottingham City schools
- To approve the inclusion of the Primary Health and Safety budget £204,518 into the funding envelope
- To approve the fourteen schemes that have already been prioritised which total £2,272,000.
- Approve a contingency of £624,686 and to delegate approval and authorisation of how this is allocated to the Corporate Director for Children and Education Services.
- Approve the delegation of the procurement routes of the schemes to the Corporate Director for Children and Education Services in compliance with the Council's Contract Procedure rules and Public Contract Regulations ensuring the demonstration of value for money.
- To approve a payment of up to £300,000 from the Building Schools for the Future (BSF) Lifecycle Reserve fund to Rosehill Special School to undertake condition and maintenance works to the school buildings.

2.0 Executive Summary

Briefly state the purpose of the project, what the project sets out to achieve and when. This section should be a short summary of the project and is often best completed last!

All local authorities receive an annual allocation of grant funding to support maintained schools with managing the condition and health and safety of their school buildings. This funding is known as the Capital Maintenance Grant. The funding is typically a formulaic calculation determined by the Education and Skills Funding Agency (ESFA), who then confirm allocations to local authorities on an annual basis.

The 2024/25 grant funding announcement was made and allocated £2,692,168 for Nottingham City maintained schools. Due to the pressures and priority schemes within the proposed programme, we are also seeking approval to include the Primary Health and Safety budget (£204,518) within this funding envelope to give a total of £2,896,686.

We are proposing to seek approval to deliver fourteen schemes which have been prioritised and which will be delivered in the main in 2025/6 and to also set aside a total contingency of £624,886 to address any urgent issues that may arise over this period.

Approval will also be sought at Executive Board in December 2024 to delegate the total contingency of £624,886 to the Corporate Director for Children and Education Services. This will mean that the Corporate Director will have the authority to approve and authorise how this is spent, allowing additional schemes or cost overruns to be dealt with efficiently.

Approval will also be sought for a payment of up to £300,000 from the Building Schools for the Future (BSF) Lifecycle Reserve fund to Rosehill Special School to undertake condition and maintenance works to the school buildings. This is a separate funding envelope to that noted above.

3.0 Strategic Fit (Strategic Case)

3.1 Strategic Overview

Explain the context of the project and the reason why it is needed now – the business need. This should be at an organisational level – i.e. to support the transformation of the City centre, to ensure there are sufficient school places available.

Reference to any existing documents, approvals or publications can be summarised here and attached as an appendix to the Business Case.

This section should demonstrate that a change is required.

The City has over the years taken a long term approach in prioritising and addressing capital maintenance issues at schools using the yearly grant funding. The focus of this project is to achieve the outcomes of keeping pupils safe and schools warm and dry to mitigate the need for school closure and a resultant loss of learning. As school budgets become increasingly stretched it is not possible for schools to afford to address major issues such as for example safeguarding, health and safety works and heating failures.

To support the prioritisation process, the Major Projects team (now Corporate PMO) previously completed an Estate Review Plan (ERP) for each Local Authority maintained school. The purpose of this exercise was to understand how schools operate within the existing buildings, manage building issues and how they deliver learning outcomes to children.

A focus of the ERP was to capture the known condition issues at schools and understand how these are managed given the increased pressure school budgets are facing and the very low level of direct funding they receive to maintain buildings. This exercise served to reinforce that schools cannot afford to address significant maintenance and capital issues themselves. The impact of issues such as leaking roofs and aging heating systems were a constant risk to schools and have to be managed on a day to day basis. The concern and risk around the potential of school closure and loss of learning days due to maintenance problems and failures was raised by all schools.

To support the ERP, a programme of condition surveys was commissioned to review the site and buildings of each school. Within these surveys attention was paid to the building fabric and mechanical and electrical elements of each school.

The Corporate PMO team also collaborate with internal colleagues in the Schools' Health and Safety Team and Building Services to capture known issues that need resolving, as well as developing a forward plan to address future priority works eg. the replacement of heating systems and roofs.

All of the above is used to assist the Corporate PMO to form a longer term strategic plan identifying potential programmes of work over future years and how they will be managed.

At the time of writing this report the ESFA are continuing with a five year programme to carry out independent condition surveys for locally maintained schools. All schools will be surveyed between 2021 and 2026. Condition survey reports will be issued directly to schools. The Corporate PMO will continue to build on the excellent relationships it has with schools to access the reports and collate the information along with all the information they already hold on the NCC school estate.

The business need for this project links directly to outcomes specified in Strategic Council Plan 2023 – 27 and the Nottingham City Council Improvement Plan and this is explored below. Pupils need to continue to be kept safe, warm and dry so they can learn and continue to grow and thrive in the school environment and we need to ensure that we are delivering the programme with clear direction and purpose to address the right priorities which are delivered in a financially sustainable way to achieve the required outcomes.

3.2 Links to Strategic Objectives

State how the project will contribute to the Council Plan, national policy or a Department's objectives and priorities.

<http://intranet.nottinghamcity.gov.uk/news/council-plan-2019-2023>

Also state the final outcomes expected.

This section must include a statement about how the project will support the objective of becoming a Carbon Neutral city by 2028.

<https://www.nottinghamcity.gov.uk/media/2620252/nottinghams-2028-carbon-neutral-charter-3.pdf>

<https://www.nottinghamcity.gov.uk/cn2028>

This project links to the following outcomes in the Strategic Council Plan 2023-2027:

- Safer Nottingham
- Green, Clean and Connected Communities
- Keeping Nottingham Working
- Carbon Neutral by 2028
- Child Friendly Nottingham
- Living Well in Our Communities
- Serving People Well

Safer Nottingham

We will contribute to providing safe and secure school buildings. We will prioritise works that mean children and staff feel safe in their environment. These works will be safeguarding interventions to the building and grounds to ensure intruder risk is removed. Other examples of priority works could be the removal or making safe and management of asbestos, structural repairs either to the frame or to the façade of buildings and safe evacuation of the premises in the event of an emergency.

It is paramount that children are safe and parents and carers know their children are being taught in an environment that is both safe and secure.

Health and Safety and Safeguarding are one of the areas in a school that an OFSTED inspection will investigate and report on. We will work to prioritise schemes where safety or security measures are identified to support the outcome that children will be taught in schools that are good or outstanding in line with the Children and Young Peoples plan 2021-23.

Green, Clean and Connected Communities

We will contribute to keeping communities green and clean. We will carry out interventions where appropriate to improve the air quality of school buildings. For example we will review and improve ventilation when carrying out roofing works.

We will address where possible the impact of vehicular transport and emissions. For example we will consider tree planting options as part of safeguarding/security interventions as this will also serve to mitigate the impact of fumes created by traffic.

Keeping Nottingham Working

Where the City Council enters into a contract with a contractor from the SCAPE regional framework for any of the schemes we will monitor the contractual commitment to deliver NCC KPIs that focus on local spend, local employment and local apprenticeship targets. We will collaborate with Nottingham Growth Hub to establish if there are any opportunities for Nottingham citizens or local SMEs to be engaged in employment.

Carbon Neutral by 2028

We will contribute to making Nottingham carbon neutral by 2028.

We will support this outcome by ensuring that the schemes that are proposed for the 2024/25 programme and all future years will at the design development stage, consider where possible interventions to reduce carbon emission. Environmentally sympathetic construction options will be considered to increase sustainability where budget and design permits. All planning and building control regulations now take account of environmental and sustainability considerations and these will need to be adhered to in the design process.

We will work with colleagues in NCC Energy Services to undertake school energy surveys where appropriate and assess the viability of introducing energy saving interventions where the business model stacks up. This could be for example by the introduction of photovoltaic panels or added insulation on roofing projects.

When we remove asbestos or install new fire alarm systems consequential works tend to be having to replace existing ceilings and lighting. When this opportunity presents we will install LED lighting.

We continue to review taking forward carbon reducing heating interventions. It must be noted that the cost of sourcing alternatives to gas boilers is still extremely high but we are looking to specify boilers that can operate with a percentage of hydrogen so we can future proof for if hydrogen is introduced to the network. The efficiency of any low carbon heating source relies on additional works to the fabric of buildings, for example increasing insulation. This is to ensure the full benefit of the lower carbon heating intervention comes to fruition. A desktop study completed by the Department for Business, Energy and Industrial Strategy for the Nottingham City school sector recommended that a whole school approach should be taken when addressing decarbonisation of heating systems. Going forward we will look to future planning of replacement heating systems that incorporates improvements to the fabric of the building to ensure maximum efficiency and benefit.

We will ensure where possible that we will introduce smart heating controls to enable

end users to monitor energy usage and become more accustomed and confident with energy management.

Child friendly Nottingham

We will ensure that any safeguarding or health and safety schemes that are prioritised will be taken forward for approval. Children will be protected and feel safe in their school environment. Children will have an environment where they can learn safely and thrive. The emotional and physical well-being of children will be at the forefront of any such schemes. By maintaining and where possible improving school buildings we aim to give every child in Nottingham the best start in life.

Living Well in our Communities

The Executive Board report will be supported by an equality impact assessment which will take account of any schemes that will impact on buildings and ensure that accessibility adheres to building control standards.

This is specifically pertinent to any schemes that involve works or adaptations to the building for example safeguarding or other health and safety schemes. The detailed design stage of schemes will develop proposals to ensure that that all works meet building regulations and ensure that buildings are accessible for all.

Serving People Well

The condition liability of Nottingham City schools is estimated at over £20m. The yearly grant is limited and does not allow us to address all condition liability issues for Nottingham schools.

Due to the limitations of the grant in comparison to the condition liability of Nottingham City schools we have to be confident that we prioritise the right schemes and that the selected method of procurement and delivery ensures the best value for money is achieved by the most appropriate contractor.

Programmes will include estimated costs identified for each scheme. Budget costs will continue to be put together based on viability estimates to include contingency amounts to allow for added uplifts for inflation and market trends. The contingency amounts on each scheme will vary year on year as they will be linked to the rate of construction inflation at the time. We are currently using 15% where possible.

We will continue to work with the selected contractor on each individual scheme to refine and develop costs to enable us to be confident that we are working with robust costings with allowances are made for risk, contingency, market trends and pricing fluctuations. We will continue to insist that for each work package within each scheme the contractor will obtain three quotes unless mitigating circumstances do not allow for this. We will continue to monitor the spend on budgets throughout the each schemes development and work with the specific contractors to challenge where necessary and ensure we are receiving best value.

We will continue to work to ensure that the final accounts on all of the schemes will be in line with the anticipated costs and we will always ensure to our best ability that sufficient contingencies are in place to cover unknowns. We will ensure that the overall programme costs are managed within the allocated annual grant funding.

This project embeds aims in the Council's Improvement Plan and seeks to use the most appropriate delivery model to provide cost effective projects that deliver the best outcomes possible.

We will continue to ensure that the programme of works delivered will be within the yearly grant funding envelope from the DFE. We will ensure that programmes are supported by a robust business case and follow all stages of the governance journey as specified in the Council's Improvement plan when going forward for approval. We will ensure Capital Board are confident with our recommendations and draw on any observations and recommendations they make.

All related project management tools and processes will continue to be embedded within the management of programmes, such as live project management plans, risk and issue logs and lessons learned logs. We will report to the Corporate Performance Management Office as directed by their monitoring and governance timetable which reports to the Transformation and Change Oversight Board which forms part of the wider Improvement Plan.

We will continue to report on a monthly basis to the Portfolio Management Office and be held to account for the delivery of our projects, flagging any amber or red risks with appropriate mitigations.

We will continue to monitor our spend on all the individual projects within the programmes to ensure that we are confident to report the overall current financial position and going forward the anticipated final spend on our programmes. We will continue to look for savings and efficiencies as and when appropriate.

The Project and Programme Manager have completed the statutory best value training and we have discussed and worked through strategies with individual team managers and in our service team meeting. We will ensure we will continue to resource projects adhering to the principals of best value whether it be by procuring internal or external resources. We will justify our reasoning for our decisions within the approval process. We have always asked contractors to benchmark their costs plus monitor KPIs and we will continue to do this, as well as asking them to continue to seek three tenders for the work packages within the individual projects.

We will continue to ensure that we follow the approval governance route and present our proposals at the monthly held Capital Board. This group provides the opportunity for challenge and to give a steer and assurance that proposals are fully scrutinised and are in line with the required outcomes for the Council. We will take on board any comments from Capital Board and ensure our proposals and recommendations reflect

this scrutiny.

Theme Five – Constitution (Governance and Decision Making)

We will continue to follow the revised governance process and work with any future adjustments or revisions to this process that may occur.

4.0 Project Information and Business Case

4.1 Background to the Project

Provide any information relevant to understand the background to the project. This should be at a project level and might include information about what already exists.

The annual capital maintenance grant allocation for 2024/25 has been received from the DFE for the value of £2,692,168. We are also seeking approval to incorporate into this funding envelope the balance of the Primary Health and Safety budget. This budget is made up of historical underspends on previous year's grants. This balance stands at £204,518 giving a total proposed funding envelope for approval of £2,896,686.

The grant is to improve the condition of school buildings maintained by Nottingham City Council. The highest priorities for approval relate to health and safety requirements, for example ensuring the safeguarding of pupils within a school site, ensuring buildings are structurally sound and the safe evacuation of a school building in the event of an emergency.

The next priorities are those condition issues that mean school buildings are not weatherproof or that they are not warm in winter which could lead to schools closing temporarily and a loss of learning. This could include schools that require roof replacement, new windows or repair to existing boilers, heating pipes and electrical infrastructure.

The overall condition liability for schools in the City is significantly greater than funding available and there is insufficient funding to complete all works. We therefore have to ensure that the approved schemes reflect these key priorities.

We have identified fourteen priority schemes which we are seeking approval to take forward and deliver.

4.2 Scope

Provide details of what this project will deliver (in-scope) and what it will not deliver (out of scope) and why these decisions have been made.

Programme of works will deliver schemes that keep Nottingham pupils safe and secure and/or mitigate the risk of schools closing (for example through heating failure) which would result in loss of learning to pupils.

We have in place an accepted prioritisation process which is worked through towards making the final recommendations for the programme of works. This process is frequently reviewed and refined where necessary. This process of prioritisation was accepted in the report which was approved at Executive Board in December 2021. We will continue our approach by working with colleagues in NCC Building Services and Health and Safety teams respectively to ensure we have all the relevant information to enable us to prioritise appropriately.

If the delegation to the Corporate Director for Children and Education Services is approved for the authorisation of the spending of the contingency for the 2024/25 grant of £624,886 we will continue to ensure in line with our prioritisation process that the most urgent schemes are taken forward.

The Executive Board report December 2024 identifies the following fourteen schemes which have already been prioritised and subject to approval:

Southwold Primary – asbestos removal

There is significant asbestos in the school and this does pose a level of risk although it is currently being managed by the school. If the asbestos was to degrade there is potential for contamination. This is a multi-year programme that will significantly reduce the asbestos risk in the building by removing as much as possible. We propose to carry out the fourth and final phase of the programme using an allocation from the 2024/25 funding.

Southwold Primary – roofing works

Southwold Primary is experiencing issues with its roof and this is a multi-year programme. We propose to carry out phase 4 of the programme using an allocation from the 2024/25 funding.

Carrington Primary – roofing works

The school are experiencing leaks to many areas of the roof. They have carried out patch repairs over time but this has now become unsustainable. We are seeking approval to use an allocation from the 2024/25 funding to address priority areas.

Crabtree Farm Primary – roofing works

The roof at Crabtree Farm Primary school has multiple leaks and has been identified as requiring replacing. Due to the size of the roof this will be a multi-year programme. We propose to carry out phase 3 of the programme using an allocation from the 2024/25 funding.

Seely Primary – Re-routing of heating pipes

We have replaced all of the boilers at school over a three year phased programme. The heating pipes are not easily accessible as they are located underground in ducts containing asbestos. This makes it very difficult to maintain and service. The heating pipes need to be re-routed so that they are more accessible for future maintenance. We are seeking approval to use an allocation from the 2024/25 funding to carry this out.

Dunkirk Primary (Abbey campus) - Roofing works

Specific areas of the roof are failing and leaks are presenting inside the building and becoming increasingly difficult for the school to manage. It is not as yet known whether this will be a multi-year programme. We are seeking approval from the 2024/25 funding to carry the priority works, which will prioritise the worst areas and provide information that will allow a greater understanding of what is required in future years.

Dunkirk Primary (Highfields site) - Roofing works

The flat roof to the building is failing. Leaks are presenting inside the building and becoming increasingly difficult for the school to manage. This is a multi-year programme. We are seeking approval to use an allocation from the 2023/24 funding to carry phase 2 of these works.

Walter Halls Primary – Access/roofing works

In 2019 we installed a temporary ramp to the Centre. This was always a temporary solution with a view to finding a more permanent solution. We need to install a permanent ramp which continues to provide safe access for the children and parents. In addition to this several areas of the roof are failing, there is water ingress and ceilings have been impacted. We have carried out survey works and at the time of writing this business case we are carrying out works to make the ceilings safe whilst we seek further approval to address the priority roofing works. We are seeking approval to use an allocation from the 2024/25 funding to carry this work out.

Mellers Primary – Heating

The existing boilers were installed approximately twenty years ago and have now reached their end of life. School have used a considerable amount of funds to keep the boilers working but this is now becoming unsustainable. There is a risk that the boilers will fail and leave the school with no heating. We are seeking approval to use an allocation from the 2024/25 funding to carry this work out.

Melbury Primary – Heating

In Summer 2024 we replaced the failing boilers. The school heating issues go beyond the need for new boilers and we have always been aware that there are also issues with the pipework and radiators. It is likely that to resolve all of the related heating issues this will become a multi-year programme of works. We are seeking approval to use an allocation from the 2024/25 funding to continue the works.

Heathfield Primary - Roofing

The school are experiencing leaks to many areas of the roof. They have carried out patch repairs over time but this has now become unsustainable. We are seeking approval to use an allocation from the 2024/25 funding to address priority areas.

Fernwood Primary – Heating

The former infant buildings of the school are heated by oil fired boilers and they are failing. The school are struggling in winter to keep the temperature at an acceptable level. This impacts both on pupils learning and operation of the buildings . At the time of writing this report we have just gained approval to carry out an option appraisal to look at the possible solutions to this problem. The outcome of the appraisal will assist in guiding us to determine the most appropriate heating solution. We anticipate that any solution will be costly and are seeking approval to use an allocation from the 2024/25 funding to deliver the recommended solution which is still to be determined.

Rise Park Primary – Roofing

The school is experiencing leaks to many areas of the roof. They have carried out patch repairs over time. The extent of the roofing issues lead us to think this will be a multi-year programme. We are seeking approval to use an allocation from the 2024/25 funding to address the priority areas.

Westglade Primary – Roofing

The school is experiencing leaks to many areas of the roof. They have carried out patch repairs over time. We are seeking approval to use an allocation from the 2024/25 funding to address these priority areas

Hempshill Hall Primary – Structural

The external area to the entrance is experiencing movement which has impacted on the entrance to the school. School are struggling to open and close the entrance lobby doors which is anticipated to only get worse. This is causing a potential risk to security. In addition to this there is a structure located in the playground which is unsafe. The area has been cordoned off for safety. This structure needs taking down. We are seeking approval to use an allocation from the 2024/25 funding to address both of these issues.

4.3 Constraints

Provide details of any constraints (e.g. resources, legal and operational). What must be taken into account and/or cannot be ignored? This section may also include the parameters of the project.

This section might also cover the requirements from any statutory consultees, such as Planning, the outcome of any consultation, the conditions of any grant funding, site constraints.

Programme

Generally all schemes proposed have to be delivered during the school summer holidays. Dependant on the nature of the works and length of programme there may be a need to start some works prior to the summer holidays or complete them in the new academic year. In previous years when this has happened we have collaborated with schools to ensure that this is carried out safely. Works are programmed accordingly to minimise disruption on site and there is always robust demarcation between the construction works and the school staff and pupils.

Where possible we will use the February half term and Easter 2025 holidays respectively to carry out any survey work we can in preparation for the main summer works.

Schools have always worked with us positively to offer flexibility in such instances in order for the outcome to be delivered.

Legal / regulations or requirements

The SCAPE Regional Framework will be used to deliver the schemes and Pagabo Professional Services Framework for technical services. We will therefore require resource support from internal colleagues in Legal Services and Procurement respectively to support us to enter into contracts with the framework contractor / consultants. Colleagues within these service areas will be engaged as early as possible for them to be able to allocate resource. If Legal Services cannot resource supporting the schemes we will then seek to use external legal services from an approved framework.

Planning and Building Control Statutory Authorities

We will require continued support of these authorities to advise us on aspects of the design and to confirm that we are meeting our statutory obligations for relevant schemes.

Operational

If any of the current schemes or future schemes have to start or complete on site during term time the project team will ensure that a robust management plan is agreed

between the school and contractor to ensure that the site will function as normally as possible and in a safe manner. Any successful contractor(s) will be responsible for providing a construction management plan which will include risk and method statements for the safe delivery of the projects on site. We do not have internal resource to provide CDMC (Construction, Design Management) support so we will procure this service from a compliant framework. We will then work closely with the appointed CDM professional to assess any impact that may affect the day to day running of the school and will be discussed well in advance with individual schools and will be subject to their agreement.

Delivery times will be agreed and formalised in the construction management plan. The working day will generally start at 8am and finish at 5pm to mitigate any impact on local residents by, for example, deliveries to site.

During the summer holiday period access is provided to site by individual school site managers. There will always be a period when this is not possible due to annual leave commitments. In these cases alternative arrangements will need to be made. This does not usually pose a problem.

Financial

The 2024/25 Capital Maintenance Grant was received in March 2024 for a value of £2,692,168. We are seeking approval to also include the balance of the Primary Health and Safety budget to deliver fourteen schemes (as listed in Appendix 2) from December 2024 Executive Board report and are also seeking approval to delegate a contingency amount to the Corporate Director for Children and Education Services who will approve how the contingency is spent.

At the time of writing this report the long term implications of Brexit and Covid are still impacting on the construction industry supply chain. Material prices can be volatile and lead in times for delivery of materials are unpredictable and have in some cases increased dramatically. This market position has been taken into account and will continue to be taken into account where appropriate going forward with future programmes of works. We will ensure budget costings are robust and take account of the circumstances at the time. Appropriate contingency allowances will be allowed for each scheme to take into account the current market position and mitigate for any further potential increase in the coming months. At the feasibility stage the importance of a cost break down and the inclusion of a risk register with costs is essential. This enables us to manage any changes due to increased costs and changes in material lead times.

The rapid increase of costs in the construction industry has dealt a level of uncertainty for future costs. In order to plan works for immediate and future programmes of work we have used the relevant industry construction inflation position plus an additional percentage allowance for any potential market fluctuations or increases.

Please note that there are no revenue implications to Nottingham City Council for the delivery of capital works within this programme. Any ongoing costs which arise after

the completion of capital works will be managed and funded from individual school budgets.

4.4 Dependencies

Provide details of any dependencies that are outside the control of the project that would or could impact on successful delivery.

This might be understood through a PESTLE or risk analysis, as well as identifying any projects or activity that has interdependencies with this project.

This might include:

- *Consultation outcomes*
- *Land ownership/ legal issues*
- *Formal processes – planning, for example*

Approval from NCC Capital Board and other governance gates

Developing this proposal towards submission to Executive Board December 2024 is dependent on approval from Departmental Leadership Team, Commercial Operations Board, Capital Board, Corporate Leadership Team and Commissioners.

NCC Legal and Procurement services

There is a requirement from both the Legal team and the Procurement team to support with raising the appropriate contracts and liaising with any external legal services procured through the relevant framework. Delivering this programme is dependent on approval from NCC Commercial Operations Board.

CDM Duties

There is a requirement to ensure that the client adheres to their legal obligations in line with CDM 2015 regulations and the Building Safety Act 2023. This relies on approval being granted to procure these services from the relevant framework.

Planning and Building Control

Programme of works will be dependent on any relevant planning permissions and building control approvals being applied for and granted by Nottingham City Council. Experience from previous years has illustrated that early discussions with both the NCC Planning and Building Control colleagues is prudent.

Robust cost management

Robust cost management will be dependent on support from quantity surveying services, whereby the person appointed to work with the project team is confident to

challenge contractors, advise accordingly and be fully aware of market / industry circumstances.

Support from schools and governing bodies

Delivering the proposed programme of works will be in conjunction with individual schools and governing bodies. The team will continue to build on the existing positive relationships with the Nottingham Schools' Trust and the schools themselves to ensure the works are delivered collaboratively to the outcomes required.

4.5 Key Risks

Provide details of key risks to the Council and the project. How are risks managed? This section should act as a summary of the risk register. The top 5 risks may be outlined below. The table can be used to provide information if helpful.

The key risks are as follows:

Risk Number	Risk Description	Likelihood Rating	Impact Rating	RAG Rating	Risk Response
1	Capital Board/Commercial Operations Board do not approve the proposals to be taken forward to December 2024 Executive Board.	Possible	Major	Red	Ensure the recommendations are clearly articulated to both. Also ensure the risk to not prioritising works that fall into the two priority categories (keeping schools safe and warm and dry) are clearly identified and by not doing these works and the impact this will have on delivering the statutory requirement for children to be taught.
2	Market costs remain at a high level for goods and materials	Likely	Major	Red	Ensure robust costing of all schemes takes this into account and allowances / contingencies are allowed for to reflect the increase in market costs that are currently prevalent and any potential further rises.
3	Funding is insufficient to carry out all the priority schemes identified	Likely	Moderate	Amber	This is always a risk and it is acknowledged that not all schemes will be able to be taken forward. We will continue to carry out a robust prioritisation exercise to enable the most urgent schemes to be taken forward that will ensure schools are safe and warm and dry. Any schemes not taken forward are always reassessed for future programmes of work. We will contact the schools where schemes have not been taken forward to explain why and offer support as to how any issues can be managed in the interim.
4	Managing any unknown urgent issues that may arise later in the financial year.	Possible	Moderate	Amber	We will continue to retain a contingency amount that will allow for any urgent issues that arise to be reviewed and addressed accordingly. Such issues will form part of the decision making delegation to the Corporate Director for Children and Education Services.

5	Works cannot be completed during the limited summer holiday period	Possible	Moderate	Amber	There is always the risk that on some of the projects the scope of works may not be able to be fully delivered within the school summer holiday period. Previous experience has suggested that schools are very flexible in working with us to carry out some works prior to or post the summer holiday period. Robust plans and practices are mutually agreed to ensure the safety of all concerns and any impact on school's operation is minimal. We will where possible take advantage of the February half term and Easter 2025 holiday periods to carry out any surveys etc.
6	Longer term impact of Covid 19 infection on labour resource and supply	Possible	Moderate	Amber	We will continue to have a standard agenda item at project meetings to gain assurance from contractors of labour resource and request mitigations in the event of a threat to project delivery due to operative absences through illness in general.

4.6 Assumptions

Set out any assumptions that have been made. For example, it is assumed that the client will be responsible for managing the relationship with their Portfolio Holder, or it is assumed that the timescales of one development facilitate this project.

It is assumed that the support will be available from internal colleagues (for example Legal, Procurement) to work with us towards the delivery of approved programmes of work and liaise with any legal professional services that are procured from the relevant frameworks.

It is assumed that we will continue to build on the good relationship it has with the Nottingham Schools Trust and Nottingham City schools and governing bodies to successfully deliver works.

4.7 Success criteria

Outline the success criteria for the project. How will you know it has been a success? These should be end points, not a measure of progress and act as Key Performance Indicators for the project. These may contribute to the benefits, but it is expected that benefits will take a longer period to be realised and the success criteria should reflect the preferred position when the project completes.

We will know programmes of work have been a success because we will have delivered works that meet our two specific criteria to keep schools safe and warm and dry.

Schools will tell us that they now feel safe and secure in their premises when they complete the end user client feedback form.

Schools will be able to access areas safely for maintenance needs.

We will receive reduced communications from schools reporting heating issues or leaks to roofs. They will no longer contact us to say they are concerned about their ability to fund constant repairs to heating systems or roofs that are failing.

Any loss of learning days through school closure (anecdotally mainly due to heating breakdown) will be mitigated.

4.8 Impact on Business as Usual

Clarify what disruption this project may have on existing operations, including the impact on stakeholders. This might be restricting access to an area for a period of time or might affect the flow of traffic whilst some works are completed.

In general terms works are normally carried out during the school summer holidays which mitigates the disruption to school operation. However, some schemes may have to start or finish outside of the parameters of the school holiday period. We have always worked with schools positively and schools have been flexible with such requests. Health and Safety plans, risk and method statements are developed in conjunction with the school, contractor and the CDM Manager and agreed prior to commencement. There is always a clear demarcation between the works the contractor is carrying out and the operational school.

There are times during the summer holiday period when the school site manager is not available due to annual leave commitments. Schools have always worked with us to make alternative arrangements and organise any communication with, for example, alarm monitoring stations to ensure all the necessary bodies are aware that the site is being managed by the contractor with an appointed contractor site manager present.

We will where possible take advantage of the February half term and Easter 2025 school holidays to carry out any surveys etc prior to the main works commencing in the summer holidays 2024.

4.9 Benefits realisation plan

*Provide details of the benefits that are expected to be realised in terms of efficiencies, improvements, compliance, etc. - both financial and non-financial. Are the benefits identified SMART- Specific, Measurable, Achievable, Realistic, Timely)?
The table below may help set out the benefits.*

Benefit	Measure	How it will be assessed	Strategic fit	Timescale
Reducing the condition liability of Nottingham City schools.	The value of the works will be omitted from the overall condition liability value of schools.	The reduction in the liability will feed into overall condition liability costs directly reported to the DFE.	Review of days lost through closure.	Reduction in condition liability value will be seen immediately.
Support where possible the Council's ambition to become a carbon neutral city by 2028	Measurement of energy consumption from relevant interventions to show heating systems are more efficient and utility bills are reduced for schools.	Review of cost of energy bills over a period of time by schools.	Council Plan commitment to reduce carbon emissions 2028.	Works will be generally be completed during school summer holidays. Relevant schools will monitor their energy bills for the following months
Reducing spending on general repairs and maintenance by schools.	Reduction in maintenance bills eg. For addressing boiler failure issues, repairs to roofs, repairs to water pipes and fire alarms.	Review of school expenditure	To promote healthy living and children to learn and thrive in a safe, warm and dry environment.	Review over a specified period of time eg. a financial year. Major Projects to link directly with school business managers.
Schools do not have to close because of, for example, heating failure.	Keeping schools warm and dry and therefore not subject to closure due to heating failure or mechanical issues.	Review of days lost through closure.	Minimising days lost so pupils can learn and thrive at school.	Collected by NCC colleagues to the established timeline.
Keeping schools safe.	Children and staff will feel safe and secure in their school environment.	Schools will tell us this in their client feedback reviews. Schools will not fail their OFSTED inspection due to safeguarding concerns.	Council Plan commitment for a safer Nottingham.	Immediate and ongoing linking to Ofsted inspection outcomes.

4.10 Environmental impact assessment

Outline the impact of this project on the environment. This might include a summary of any surveys undertaken, any sustainable measures include and reference to the Carbon Neutral 2028 ambition in more detail. There may be no impact on the environment, in which case this should be noted as not applicable.

As articulated above and in the draft strategy document (which was accepted at Executive Board December 2021) we will include where possible interventions that contribute to making Nottingham carbon neutral by 2028.

We will continue to review how we can improve insulation when we are carrying out roofing projects and we will work with colleagues in NCC Energy Services to establish whether there would be value in installing photovoltaic panels.

We will consider where possible the installation of smart meter controls to any new boiler systems which will make the end user more aware of the energy they are using. We will help schools become more aware and manage this in a better way.

We will ensure if we carry out works to windows that we will not only repair the windows and make them safe we will improve the ventilation where at all possible.

4.11 Data Protection Impact Assessment

Identify if there is any impact on how data is collected, stored or used and how this will be managed. If required, summarise the Data Protection Impact Assessment and include the document as an appendix.

From project conception through to handover and closure, data pertaining to programmes of work will be managed and stored by the project manager. It is not anticipated that generally there will be any personal information held. Contact numbers will be work business mobiles and will be stored on a project directory. The project directory has to be available to all members of the team.

The only circumstance where personal data could be held is if a Headteacher issues their personal phone number for contact during the school holidays to the project manager. This will not be stored on the project directory. The project manager will be the only person who holds this contact number and will not issue to any other members of the project team or third parties.

All schools now have electronic visitor systems which means that there is reduced visible exposure of a person's details as was previously when signing in books were common. Some schools now have the facility to blank out faces on the electronic visitor system, which means a person's face is not visible to anyone else who may sign in or out. It is the responsibility of individual schools to manage the electronic storage of this data in line with Data Protection legislation.

Whilst the works are on site the contractor will have their own signing in process for operatives and visitors. It is the duty of the main contractor to manage this information in line with Data Protection legislation.

4.12 Equality Impact Assessment

Outline the impact of this project on equality referencing the Equality, Diversity and Inclusion strategy 2020-2023, where appropriate:

<http://intranet.nottinghamcity.gov.uk/human-resources/equality-diversity-and-inclusion/equality-diversity-and-inclusion-at-ncc/>

Our Equality Objectives

1. Make sure that our workforce will reflect the citizens we serve
2. Create economic growth for the benefit of all communities
3. Provide inclusive and accessible services for our citizens
4. Lead the city in tackling discrimination and promoting equality

Confirm if an Equality Impact Assessment is required and how / when this will be done. Can be attached as an appendix (usually a requirement of a report).

Works will impact on young people and we will improve the safety, condition and longevity of school buildings focussing on keeping children safe and warm and dry. The latter mitigating the impact of potential loss of learning days. We will help children to be taught in an environment that will enable them to both learn and thrive.

An equality impact assessment will be submitted as an appendix to the Executive Board report December 2024 for approval.

5.0 Options Appraisal (Economic Case)

This section should be a narrative that summarises any formal options appraisal. A template for options appraisals is included in the folder. This section should demonstrate that chosen option demonstrates value for money, that a range of options have been considered and that this option is the best balance of cost, benefits and risk.

If the project has included some element of design, the design team may wish to comment on this section, and a feasibility may be added as an appendix.

Provide details of the options that have been considered, including 'do nothing', and state clearly the preferred option. The details of each option should include:

- Outputs
- Benefits
- Outline Costs
- Timescale
- Risk
- Deliverability
- Innovation and Collaborations

We will continue to carry out a thorough prioritisation process before making the recommendations for programme of works, as follows:

- The first step is to reconfirm the definition of the highest priority works – keeping schools safe followed by keeping schools warm and dry to negate the loss of learning time. There are a number of sources of this information, the condition surveys that were carried out for all schools in 2019, the current round of condition surveys being carried out by the DFE, colleagues in NCC Building Services and NCC Schools' Health and Safety team to bring together technical and inspection/service information for items such as boilers, heating systems and fire alarms. Additionally there is an ongoing dialogue with school Head Teachers and Business Managers that is linked to the Estate Review Plans that have been completed with schools previously.
- The second step is to review schemes from previous years that have not been prioritised and to review their current status (ie. any further deterioration) of these items. This information will be sought from the relevant technical parties and cross referenced with condition survey information. Information obtained from the Estate Review Plans carried out by the team will also be reviewed.
- The third step is to consider the schemes that may have only been partially completed in the previous year (or prior to this) due to phasing needs (eg. heating, roofing and asbestos removal schemes).
- The fourth step is to draw on local information received from schools where they have highlighted any costly condition issues they were managing and the associated risk and threat to loss of learning. This is cross referenced with evidence from relevant technical parties in NCC and condition survey information.
- The fifth step is to meet with the NCC Schools' Health and Safety Manager to discuss proposals and confirm that he is in agreement with the proposed programme of works and also ascertain as to whether there were any further issues he was aware of that needed to be brought to the table for review.

6.0 COMMERCIAL ASPECTS (Commercial Case)

Procurement colleagues may support with completing this section.

This section should demonstrate that the proposed option is viable.

This section should outline why the procurement and contractual route has been chosen and what other options were considered. This should cover any aspects of the project that are being procured, whether services or products.

Provide details of the contract and procurement strategy including:

- | | | |
|---|--------------------------------|--|
| • Requirements | • Risk allocation and transfer | • Personnel implications (eg TUPE) |
| • Supplier Options | • Timetable/ Value for Money | • State Aid |
| • Form of Contract (terms, duration, payment mechanism) | • Quality implications | • Charging mechanism or funding strategy |

and performance incentives)

- *Procurement method*
- *Procurement risks/benefits*
- *Contract type*

Following on from the prioritisation of works we take the opportunity to review each project individually and decide on the best procurement route at an individual scheme level. This approach is taken as there are multiple factors for each scheme which have to be considered to guide us to the most suitable procurement route. The options for procurement are:

- SCAPE Framework Agreement, employing a framework contractor as the Principal Contractor who will obtain a minimum of three quotes for all sub-contractor and specialist contractor works. The SCAPE Framework Agreement allows for early contractor involvement and an opportunity for collaborative working, free feasibility cost estimates, design and build option, limited lead-in times for firm price quotation, building on-going working relationships and understanding of NCC standards and requirements. The above are all well suited to the compressed programmes and challenging site environments of school condition works.
- In house Building Services.
- To undertake a procurement process for each scheme. This is not generally the preferred route, given the timing of the grant awards and the critical nature of the programme to the successful delivery of the schemes.

Consideration was given to using internal resources to undertake some of the works particularly in terms of heating works. However, due to resource availability the programme will be carried out by a contractor on the SCAPE framework, which is a fully compliant procurement route

6.1 AFFORDABILITY (Financial case)

Provide an assessment of affordability and state available funding details. This section should demonstrate that the proposed option has realistic costs, funding is available and there is support in place. Show proposed expenditure profile and whole life costs including:

- *Year(s) of expenditure*
- *Revenue*
- *Capital*
- *VAT (partial exemption)*
- *Total costs*
- *Funding (external)*
- *Funding (Receipts)*
- *Overall affordability*
- *Efficiencies savings*
- *Whole Life Costings – include breakdown for complex projects in the Full business Case*

NB: Best practice is to show information in tabular form with a breakdown of spend over

financial years with some supporting commentary. As the project is developed from outline to full business case there would be an expectation to have a more detailed analysis. It might be beneficial to outline any funding/ grant restrictions and the impact these have on the project.

This section should also outline what approvals are required to progress the project.

This section might be completed with support from colleagues in the Finance team.

Project Budget

The prioritised schemes at the time of writing this report are listed in the table below. It is anticipated that this work will cost approximately £2.272m. A contingency of £0.625m has been allocated to address any urgent health and safety issues that may arise. The grant funding received for 2023/24 was £2,692,168 and we are also seeking approval to include the Primary Health and Safety budget £204,518 into the funding envelope. Approval is also sought for the delegation of the authorisation of the contingency to the Corporate Director for Children and Education Services. An overview of the project budget at this stage is provided below.

Schools' capital maintenance programme 2024/25– overview of project budget	
Programme indicative budget costs:	
Crabtree Primary - roofing	£100,000
Carrington Primary - roofing	£120,000
Seely Primary - heating	£80,000
Melbury Primary - heating	£150,000
Southwold – asbestos/roofing	£170,000
Dunkirk Primary (Highfields campus) - roofing	£155,000
Heathfield Primary - roofing	£140,000
Dunkirk Primary (Abbey campus) - roofing	£137,000
Fernwood Primary – heating	£390,000
Mellers Primary – heating	£140,000
Walter Halls Primary – access/roofing	£360,000
Rise Park Primary - roofing	£130,000
Westglade Primary - roofing	£100,000
Hempshill Hall Primary - structural	£100,000
Contingency	£624,686

Overall total :	£2,896,686
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The costs at this time are based on feasibility costs and allowances have been made for client risk contingency. If the final costs are returned and over the indicative costs it will be the project manager's responsibility to carry out a value engineering exercise in conjunction with relevant stakeholders.

6.2 Funding and approvals

This Business Case is an appendix to the approval being sought which recommends the approval of fourteen schemes already prioritised and the approval and the authorisation of how the contingency is allocated is delegated to the Corporate Director for Children and Education Services.

7.0 ACHIEVABILITY (Management case)

This section should demonstrate how achievable the option is, taking into account the experience of the team/ organisation responsible for delivery and the systems/ processes in place.

Provide details of the capability and capacity to deliver the project including:

- *High level plan for achieving desired outcome*
 - *Resource plan*
 - *Milestone plan*
- *Governance and reporting structure (including how the PMO will support)*
- *Outline Contingency Plan (how will you manage risk?)*
- *Post project evaluation method (lessons learned)*
- *Summary of control mechanisms (RIDCAL, risks, issues, change, decisions, etc.)*
- *Contract Management strategy*
- *Project team experience*

The programme will be delivered by the Corporate PMO. The team have considerable experience in delivering school projects and specifically capital projects and have built up over the years a strong working relationships with Nottingham City schools. The delivery team all hold the Association of Project Managers certificates.

A project management plan (internal document) is developed throughout the programme process and because of the nature of a PMP it is ongoing and kept live throughout the various stages of the project programme. The plan defines the project and explains the journey the project will take and how it will be managed. Reference is made to the supporting tools and documents necessary to ensure the project is managed effectively and efficiently and how quality will be assured. Such documents are in house project management tools such as the risk and issue log, lessons learned log, change control log communication and stakeholder plan. The project management plan is a live document that sits alongside this business case and has clear interdependencies.

7.1 Delivery team

- *Confirm who will be included in the delivery team, whether they are an internal or external resource and why this decision has been made. Where appropriate, identify the experience of the delivery team (if a specialist is required, for example). Outline the role of the delivery team in relation to the project.*

The programme will be managed by a Project Manager reporting to a Programme Manager within Corporate PMO. It is expected that we will provide the NEC4 Project Manager role for these schemes but will require some technical support to deliver the full programme.

We will require support from colleagues in NCC Procurement, and Legal Services or external legal advice if the internal resource is not available.

We will ensure that Principal Designer and Principal Contractor roles will be appointed to ensure that NCC fulfils its Construction and Design Management (CDM) legal obligations and those required under the Building Safety Act 2023.

The schemes will be delivered by a Contractor procured from the SCAPE Framework. We may need to source external legal support and this will be procured from the relevant framework.

7.2 Programme and Key Milestones

- *Outline the programme for the project as a narrative and then provide a summary of key milestones in a table. This might include approvals, contract dates and a completion date.*

Milestone	Date
Complete prioritisation exercise to establish list of final schemes for 2023/24 grant	September 2024
Governance process	October to December 2024
Executive Board approval	December 2024
Detailed costings of initial schemes and design stage	January to March 2025
Start on site (to be confirmed for each individual scheme)	July 2025
Completion on site (to be confirmed for each individual scheme)	August/September 2025

7.3 Governance and reporting arrangements

Set how the project will be governed and reported to the organisation including:

- Formal governance arrangements (Boards/ Steering Groups)

- Key stakeholders and how they will be managed
- Role of the PMO and Project Assurance (gate 0 review/ PAG/ MMR)
- Decision making
- Reporting processes
- Communication strategy/ plan

The programme of works will be managed by the Project Manager in conjunction with the Programme Manager. The Programme Manager will update the Corporate PMO Head of Service at the diarised one to one meetings or when necessary.

Any urgent matters outside of this reporting structure are raised on an ad hoc basis as and when necessary. Any issues or risks that are likely to affect the scope or progress of the project will be reported to the project sponsor through meetings or emails, depending on the situation.

Formal reporting is completed by way of a monthly monitoring report to the Corporate PMO which in turn reports to NCC Capital Board.

7.4 Project Approach

Set how the project will be delivered including:

- *The project delivery team and their experience*
- *The project methodology used (APM/ Agile)*
- *Key documents and how they will be controlled/ signed off (configuration management) (may be reference to PMP here)*
- Change management
- Risk, issues and opportunity management
- Programme with key milestones, any phasing information
- Quality management
- Lessons learnt
- Project handover

Managing scope and quality

The project scope will be managed through the individual schemes specific scopes, which are compiled by joint working between the Corporate PMO and the relevant contractors and specialists procured.

The project scopes will include any requirements specified of the ESFA standards and guidelines, City Council standards and all relevant requirements and guidelines. The quality of design will be managed accordingly by technical specialists and where appropriate the selected contractor respectively, throughout the process. Corporate PMO will act as the Client Project Manager on behalf of the schools, responsible for controlling the scope and delivery of the project within the timescales and budget available. All decisions will be made by Corporate PMO in conjunction with the school representatives concerning access and management.

Consultation and engagement

We will continue to work closely with all school and governing bodies in delivering the projects in the programmes. We will continue to build on the positive relationships it has developed with schools. A series of meetings will be held to discuss and agree the programme of works, site operations, health and safety management and the timing of progress meetings through the duration of the works. Minutes of meetings will be recorded and issued in order to formalise discussions and any decisions made going forward. We will work with individual schools throughout the process concluding in handover of the schemes.

Project management

The project will be managed in line with Association of Project Management (APM) principles using standard documentation developed by the Corporate PMO team. The Project Manager will be responsible for ensuring that key project documentation is developed and kept up to date to ensure the project is managed effectively and lead the project team to ensure the project progresses in line with key milestones and the parameters set. Documentation to support the management of the process will be project documentation such as the programme, risk registers, lesson learned template (current and previous lessons learned) and change control management. The Project Manager will be supported by a Programme Manager, who will have oversight of the project and be able to support where issues and risks are identified. The project approach will be formalised in an ongoing Project Management Plan and the programme will be subject to a number of reporting and review requirements that provide governance assurance that the project is well managed and offers value for money.

8.0 List of Appendices to Executive Board Report

Appendix ref	Title
Appendix 1:	Business Case
Appendix 2:	Grant Allocations 2024/25
Appendix 3:	Equality Impact Assessment (EIA)
Appendix 4:	Carbon Impact Assessment (CIA)

9.0 SENIOR RESPONSIBLE OFFICER/[SPONSOR] SIGN OFF

I confirm the information provided in this Business Case is the best information available to me, as SRO/Sponsor, at the time of the application.

Signature:	
Name:	
Position:	