

Nottingham City Council

Stage 1 Evaluation Report

Project Title:

**Nottingham Academy primary
expansion and Year 7 base
replacement**

**Lead Department:
Major Programmes**



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1. Introduction

Context

Nottingham City Council has delivered a series of school and leisure projects using the Local Education Partnership (LEP) which was procured in June 2008, initially to deliver the Building Schools for the Future programme. This procurement route is being used to deliver two projects on behalf of Greenwood Academy Trust (GAT); firstly to expand their primary provision by building a new 420 place primary school on the Sneinton Boulevard site and secondly to demolish and reinstate the existing Year 7 base on an area of land adjacent to the Greenwood Road site. These two projects are being delivered in parallel and are known as the Nottingham Academy projects. The primary school element is being funded by the City Council and the GAT is funding the replacement of the Year 7 base.

The contractual relationship between the City Council and the LEP includes the Strategic Partnering Agreement (SPA) which sets out the process for developing new schemes i.e. New Project Proposal process. This also sets out the process for delivering projects through the LEP with two Stages that require approval by Nottingham City Council.

The City Council received the Stage 1 Submission for the two Nottingham Academy projects on 25 February 2015. This has since been reviewed by the City Council and its advisors. Clarifications have been requested as part of this review process and these have been satisfactorily responded to by the LEP.

This Evaluation Report incorporates feedback on the main elements of the Stage 1 Submission and then goes on to outline the next steps in the process.

1.2 School Current Position and Vision

Greenwood Academy Trust (GAT), operating as Nottingham Academy, provides places for pupils from primary up to post 16 education across two sites in Nottingham. Primary and secondary are located on Greenwood Road site with Year 7 and post 16 located on the Sneinton Boulevard site.

Both sites have benefited in the past from Building Schools for the Future money, however further investment is now needed as Nottingham City Council require additional primary placements. Two bulge years of 60 pupils each have already been accommodated within Greenwood Road primary, which was initially designed for a 90 intake per year and was already operating at capacity. It is therefore requested that a new Nottingham Academy primary be developed. To facilitate this Greenwood Academy Trust have purchased an ex Public House located adjacent to Sneinton Boulevard and across the road from the Greenwood Road site. It is proposed that this site be used for a Year 7 Base freeing up accommodation for a new build primary on the Sneinton Boulevard site.

2. Project Proposals

2.1 Planning Consultation Statement

Site and office meetings have been held with the Planning Authority and the Highways Team to enable the design team to get early advice on the outline

proposals and establish any risks. In principle, support was given to the project in a letter of comfort issued by the planning team dated 19 February 2015. A further email from the Highways Team on 4 March 2015 confirms that there have been discussions about the potential impact of the project and that the design team have discussed mitigation measures for this.

2.2 Outline Architectural Strategy

Primary School

The main aims of the project are:

- Demolition of the existing single storey building on Sneinton Academy site which currently houses dining accommodation, kitchen, admin and four teaching rooms for music art and science.
- Construction of new Primary School Building.
- Removal of existing 2 storey modular classroom block to provide playground space for the primary school.
- Remedial works and alterations to the existing retaining walls.
- Landscaping.

The architecture of the new school has been driven by the site restrictions, particularly the complex topography of the site. The proposal is for a simple building organised over two floors with teaching spaces located either side of a spine circulation corridor leading to other support spaces. This arrangement maximises the area of the floor plan dedicated to teaching rather than circulation. The dining hall and kitchen are located on the west face of the building for ease of deliveries and taking advantage of the views over Nottingham. The reception to the building is accessed directly from the car park and is visible upon entry to the site. The building will provide teaching accommodation, multi-purpose/ dining hall, admin and toilets and support spaces for 420 pupils. The gross internal floor area is 1890m².

The drawing below shows the proposed ground floor and first floor layout for the Primary School.



Year 7 Base

The works will involve the following:

- Demolition of The Inn on the Hill, a former public house on Greenwood Road, to accommodate the new Year 7 Base building.
- Construction of the new Year 7 Base building.
- Remedial works and alterations to the existing retaining walls.
- Site levelling and construction of new retaining walls to form playground area.
- Re-configuration of access ways from Greenwood Road to rear of Sneinton campus.
- Landscaping.

The site currently occupied by the former Inn on the Hill public house will become the site of the new Year 7 Base. The key feature that drives the design of this building is the restrictions imposed by the site and level changes. The building is simply organised over two floors with teaching spaces located either end of a spine corridor leading to a hall at the rear end. This arrangement maximises the area of the floor plan dedicated to teaching rather than circulation. The reception to the building is visible from Greenwood Road. On the ground floor are located the specialist rooms of Design Technology/ food and science with the hall, admin and support spaces. In the first floor is located the general teaching areas, art and learning resource area. The building will provide general and specialist teaching accommodation for 300 pupils. The gross internal floor area is 1565m².

The proposed ground floor and first floor layout for the Year 7 Base is shown below.



These are subject to minor changes going forward but the layouts have been agreed in principle by GAT.

2.3 Outline Civil and Structural Strategy

The new primary school is to be built in the ground of the Academy off Sneinton Boulevard. The proposal is to position the building the new building on the footprint of the existing Annexe building which will be demolished. The existing and proposed blocks are similarly orientated being long thin sites running approximately northeast to southwest.

The new Year 7 base is to be located on Greenwood Road opposite the junction with Hereford Road in Sneinton. The site is currently occupied by the Inn on the Hill public house which is now redundant and becoming derelict. An existing brick faced retaining wall forms the west side of the public house with a 2m – 3m change of level across the wall. The basements to the public house are behind the retaining wall.

Some issues with drainage have been identified on site and being investigated as part of the proposals. Ground investigations are underway. Works may be required to strengthen retaining walls on the site. A Sustainable Urban Drainage (SUDs) system is required. Early consultation with the Highways team has indicated that works to calm traffic and prevent parking close to the site will be required.

2.4 Outline Mechanical and Electrical Strategy

Current Stage 1 proposals for building and building services described within this report demonstrate compliance with Part L Building Regulations 2013 and Government Guidelines in respect of Carbon Dioxide Emissions.

The current proposals, to the new build include for 10% renewables through the M&E design and compliance with the overall strategy of the BSF programme which is naturally ventilated teaching/instruction areas; maximising natural daylight and comply with acoustic requirements. The proposals will continue to be monitored through the next stage of design to improve on these minimum standards where feasible.

The two buildings will have intruder and fire alarms fitted.

2.5 Outline Landscape Strategy

Landscaping will take place to provide additional playground space for both buildings but this will be used in conjunction with other facilities across the site.

2.6 Outline Furniture, Fittings and Equipment (FF&E) Strategy

No furniture, fittings or equipment are included within this proposal, other than fixed furniture such as sanitary ware and kitchen fittings.

2.7 Outline ICT Strategy

This project does not include for any ICT provision other than CAT 6 cabling back to a cabinet.

3. Drawings

Architectural drawings are included in the Stage 1 submission. At this stage of design they meet the Local Authority's requirements, subject to the derogations and pricing assumptions noted in Section 8.

4. Specifications

Specifications are to be developed during Stage 2 of the project.

5. Strategies and Reports

5.1 BREEAM

BREEAM is not required on this project.

6. Schedules

6.1 Survey Schedules

Surveys are being undertaken by the LEP to establish the existing site conditions to inform the design process and give the Authority comfort on risk.

Further detailed surveys are identified as being required during the next stage of the design process.

6.2 Accommodation Schedules

The submission includes a detailed accommodation schedule which is in line with the school requirements. This also takes into consideration the revised requirement to meet Building Bulletin 103 for Secondary Schools as indicated by the Department for Education (DfE).

7. Construction

7.1 Outline Approach to Construction Phasing and Site Logistics

Site logistics have been proposed and take into consideration the complexities and constraints on site. These proposals will be reviewed by the school to ensure they meet their requirements and will allow the school to continue to function whilst works are on site. The proposals deliver a safe working environment for both construction and education activities.

7.2 Construction Design and Management Regulations

Formal appointment of the CDM Coordinator has been confirmed, and the F10 has been submitted to the Health and Safety Executive.

7.3 Master Programme

Subject to approval of Stage 1, a planning application will be submitted in April 2015.

If Stage 2 is approved, Financial Close is proposed for July and works will commence on site in August 2015.

Works must be complete by 1 September 2016.

Works will take place on two sites concurrently.

8. Finance and Legal

8.1 Project budget

The cost plan and drawn proposals have been developed from the initial feasibility study and Stage 1 brief to meet all the school key priorities within the funding constraints.

These costs are within the overall budget figures but are subject to a number of pricing assumptions set out in the Stage 1 documentation.

8.2 Project management costs and cost plan

A summary of the project management costs are included in the Stage 1 submission.

In accordance with Schedule 3 of the SPA, Faithful and Gould have reviewed the cost plan proposed by the LEP.

8.3 Affordability and Value for Money (VFM)

The cost information provided within the Stage 1 has been reviewed by Faithful and Gould to ensure that the proposals are affordable and offer value for money.

8.4 Site Information

The Sneinton Boulevard site is in the Local Authority's ownership with absolute title and is leased to Greenwood Academy Trust. The Inn on the Hill site is in Greenwood Academy Trust's ownership with absolute title.

8.5 Land issues

There is a piece of land between the proposed transfer area and the Sneinton Boulevard site that is not currently covered by any existing or proposed lease. This area of land will be included in negotiations around land transfers.

9. Readiness to Deliver

9.1 Project management

The project management structure for the scheme has been reviewed and it is felt that it will be sufficient resource.

9.2 Programme

A lead-in programme and summary construction programme has been provided. The lead-in programme details the various stages and timing for the submission and approvals that will be required in order to achieve the construction start dates.

10. Next Steps

10.1 Approvals process

On 22 December 2014, the Portfolio Holder and Corporate Director approved a Delegated Decision Maker report that included:

- Approval for an additional £900,000 – taking the overall funding for the primary school element to £4,000,000.
- Authorisation to progress with Stage 1, noting that there was a financial risk
- Procurement of a technical advisor
- Authorisation to undertake a mini-tender and appoint a legal advisor

This report will be submitted to Executive Board, asking for approval to progress to Stage 2 and delegating the approval of Stage 2 and to enter into Financial Close to the Director of Legal Services. This report will be submitted in July 2015.