

## Report to CABINET

# Expansion of Mayfield Primary School

### Portfolio Holder:

Cllr Shaid Mushtaq (Cabinet Member of Education and Skills);  
Cllr Sean Fielding, Leader of the Council and Cabinet Member for Economy and Enterprise

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**Ext.** 3456

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### Reason for Decision

Cabinet approval is required to allocate Basic Needs Funding previously identified to facilitate a one form entry (1FE) expansion at Mayfield Primary School of up to £3.3m. This will enable the replacement of two car parking areas required for the significant increase in staff numbers, an all-weather pitch and a requirement to redesign the Nursery WC – all of which are considered necessary to the scheme.

### Recommendations

It is recommended that Cabinet:

- Approve a funding award of up to £3.3m from the Basic Needs Fund for a 1 FE expansion at Mayfield Academy.
- Delegates authority to the Director of Education and Early Years to develop, consult, procure and arrange for the execution by the Director of Legal Services of any relevant contracts and incidental and ancillary documentation in accordance with the agreed school expansions programme.

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## Mayfield Primary School 1 FE Expansion

### 1 Background

- 1.1 Mayfield Primary School is located in the St James area of Oldham and is part of the Cranmer Trust. As part of the Basic Needs Programme of Work, Cabinet gave its approval (April 2019) for £2.5m of basic need funding towards a 1FE expansion at Mayfield primary school.
- 1.2 The proposed expansion will facilitate the requirement for an increased number of places in East Oldham are available and sufficient surplus places provided to ensure that an element of parental choice may be facilitated.
- 1.3 The original decision to expand Mayfield was based on a number of factors, Ofsted grade, parental preferences, difficulty in developing the site and estimated cost. Mayfield has a 'good' Ofsted rating, is significantly higher than the other options with regard to parental choice and has the capacity to be developed to accommodate an additional form of entry. Other options available either had no current Ofsted rating and low parental preferences (Woodlands), would require demolition and a total rebuild at significant expense (approx. £6m (Greenacres) or in the case of Greenhill would have been very difficult to develop due to space restrictions.
- 1.4 The only other possible option was Greenhill (around £3m estimated) but with a very over developed and restricted site which could end up compromising learning space and the educational experience of the pupils.
- 1.5 Given the above even at a greater increased cost per place than originally anticipated Mayfield overall still represents the most favourable option.

### 2 Current Position

- 2.1 It was reported at the April 2019 Cabinet that there was a risk that actual costs could be over this estimate. Initial early costings by the Cranmer Trust's project design team at that time estimated the work at £2.85m.
- 2.2 Since this time the design process for the expansion has made good progress. The extension has been designed to out-perform the building regulation requirements by 15% in terms of thermal transmittance (U-value), to enhance building performance and reduce energy usage. Detailed costing prior to the tender for contractors has been undertaken. The tender process is scheduled to be completed and a contractor appointed in December, with the aim of the appointed contractor to be on site Jan 2020.
- 2.3 The pre-tender cost estimate stands at £3.3m and the Trust have requested confirmation of additional funding to ensure works can continue and the school is able to open by September 2020.
- 2.4 The main changes in cost since the initial estimate of £2.85m from the Cranmer Trust, is the replacement of two car parking areas required for the significant increase in staff numbers, an all-weather pitch and a requirement to redesign the

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Nursery WC – all of which are considered necessary to the scheme. The preliminary estimates, risk allowance and design fees have also been adjusted upwards to reflect these additions.

- 2.5 The design ensures the necessary facilities for the 1FE expansion and the ability to offer nursery provision in line with the Councils commitment and investment in EYFS.

### 3 **Options/Alternatives**

- 3.1 Option One: Approve the revised cost for a 1 FE expansion to Mayfield Primary School. The cost of this expansion circa £3.3 M and can be accommodated from the School's Capital allocation.

- 3.2 Option two: Do not approve the revised cost of expansion by 1 FE for Mayfield Primary School. This would not fulfill the Local Authority's a statutory obligation to provide the necessary additional places in East Oldham by 2020.

### 4 **Preferred Option**

- 4.1 It is recommended that the revised cost be approved to facilitate the necessary expansion to Mayfield Academy.

### 5 **Consultation**

- 5.1 Full consultation in line with statutory requirements will be undertaken.

### 6 **Financial Implications**

- 6.1 Capital Implications

The Council contribution to the increased expansion works to the school will be capital expenditure and will be a charge against the People and Place capital programme. As highlighted in section 2, the total expected cost for the expansion of Mayfield schools has risen by £0.8m to circa £3.3m, on the basis of further costings and changes to the requirement for the build, this can be met from within the balance of currently unallocated Basic Needs Grant.

The Council has a total Basic Needs Grant allocation of £48.1m for the period 2017/21 (£15.4m 2017/18, £22.8m 18/19, £9.9m 19/20 and nil in 20/21). Notification on Basic Needs Grant for 2021/22 has been delayed and the Government has advised it will not be notified until the three-year spending review has taken place. This is programmed for 2020. The allocation of £35.467m (including this proposal) and the remaining amount of £12.630m are shown in the table below.

<b>Capital Project</b>	<b>Basic Needs Grant Allocation (£m)</b>
Crompton House	10.829
Oldham Academy North	5.000
Feasibility Costs	0.100
Greenfield CP	1.862
Royton and Crompton	5.000
Holy Trinity	0.250
Oasis Academy – Dining Room	0.575
Oasis Academy – UTC adaptations	0.350
North Chadderton Expansion	3.400
Kingfisher (Expansion)	0.750
Kingsland School (Laurel Bank)	0.240
Clarksfield Primary (Oasis)	2.904
Hollinwood Academy contribution	0.690
St Herberts	0.217
Mayfield Academy	2.500
Mayfield Academy Additional Contribution (this report)	0.800
<b>Total Allocated</b>	<b>35.467</b>
Total Grant	48.097
<b>Amount Available for Allocation</b>	<b>12.630</b>

The ESFA may use a portion of the remaining Basic Needs funding to cover the cost of building the new Oasis Free School (Leesbrook). The exact amount for the build costs and initial fit out of the school are not currently known. However, there will be ongoing negotiations with the ESFA and the impact on the Council's available Basic Need funding will be reported once known.

(James Postle)

## 6.2 Revenue Implications

6.2.1 The revenue funding of the new school including expansion will have to be met from the Dedicated Schools Grant (DSG).

6.2.2 The proposal is to increase the schools PAN from a 1 form entry to a 2 form entry, meaning an increase of 30 pupils into each year group on a phased basis. The LA will not receive any additional funding in the DSG for the estimated increase of pupils in 2020/21 as the DSG settlement will be based on the October census from 2019 and will not be re-determined. The cost of the increase in PAN will therefore have to be met from the LA's Growth fund. Growth funding is within local authorities' schools block NFF allocations. For 2019 to 2020, growth funding has

been allocated to local authorities using a new formulaic method based on lagged growth data

6.2.3 If the allocation of growth funding to schools becomes unaffordable it will be essential to review the method by which growth funding is allocated to schools within the available resources and if necessary increase the 'top slice' on the overall schools block or review the allocation criteria for individual schools.

6.2.4 Provision has already previously been approved for the increase in 30 pupils and is already included within the approved growth fund projections as detailed in the table below.

School	Places	Cost 2019/20 (£)	Cost 2020/21 (£)	Cost 2021/22 (£)	Cost 2022/23 (£)
East Crompton St Georges	30	48,778	48,778	0	0
Mills Hill	30	48,778	48,778	0	0
Propps Hall	10	16,259	16,259	0	0
Watersheddings	15	24,389	24,389	0	0
Oasis Academy Limeside	30	48,778	48,778	48,778	0
St Herberts	5	8,130	8,130	8,130	8,130
Holy Trinity Dobcross	5	8,130	0	0	0
Blue Coat	47	107,371	0	0	0
Saddleworth School	10	22,845	22,845	22,845	0
Saddleworth School (additional, awaiting approval)	20			45,690	45,690
Greenfield School	30	48,778	48,778	48,778	48,778
Crompton House	28	63,966			
Crompton House additional expansion	112	255,862	255,862	255,862	255,862
Oldham Academy North	60	137,069	137,069	137,069	137,069
North Chadderton	30	68,535	68,535	68,535	68,535
Clarksfield	30	48,778	48,778	48,778	48,778
Mayfield – this report	30		48,778	48,778	48,778
Proposed additional costs awaiting approval	64	281,910	25,342	20,274	15,206
Unallocated growth budget		342,695			
<b>Total Estimated Growth Fund Requirement</b>	<b>586</b>	<b>1,581,051</b>	<b>851,099</b>	<b>753,517</b>	<b>676,826</b>

(Vicky Gibbons)

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## 7 **Legal Services Comments**

- 7.1 The Council has a statutory duty to provide that efficient primary and secondary education is available to meet the needs of the local population and that there are sufficient schools to provide for all pupils the opportunity for appropriate education (Colin Brittain)

## 8. **Co-operative Agenda**

- 8.1 A Co-operative council delivering good value services to support a co-operative borough.
- 8.2 The provision of sufficient numbers of quality school places is a statutory service and contributes to the Council's outcome around getting the basics right (Andy Collinge)

## 9 **Human Resources Comments**

- 9.1 There are no HR implications from a statutory perspective. Expansion of existing provision will provide valuable employment opportunities in the borough (Andy Collinge)

## 10 **Risk Assessments**

- 10.1 By implementing a scheduled and robust programme of capital works and expansions the risk of running short of school places will be reduced and the likelihood of creating high quality places will be increased (Mark Stenson)

## 11 **IT Implications**

- 11.1 The only ICT service that the school currently takes from the Council is the provision of First Class. The School may need more First Class accounts to be set up if the number of school staff increases. These are available at a cost of £8 per account per annum.
- 11.2 The ICT requirements in the proposed new build should be part of the building project and should include connectivity, active equipment, structured cabling, telephony, Wi-Fi, ICT hardware and software licenses for which financial provision must be made (Alison Heneghan)

## 12 **Property Implications**

- 12.1 The main changes in cost is the replacement of two car parking areas required for the significant increase in staff numbers, an all-weather pitch and a requirement to

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redesign the Nursery WC – all of which are considered necessary to the scheme. The preliminary estimates, risk allowance and design fees have also been adjusted upwards to reflect these additions. (Andrew Hall)

### **13 Procurement Implications**

13.1 Any works and services required associated with school expansions are to be procured carried out in line with EU Regulations and Oldham Council's Contract Procedure Rules.

13.2 It would be prudent to ensure that the proposed recommended options, including the expansion proposals are aligned with the council's overall commercial strategy in relation to school expansions. (Dan Cheetham)

### **14 Environmental and Health & Safety Implications**

14.1 It is essential that any expansion works are completed in compliance with health and safety legislation. It is essential that competent contractors are procured and building works are properly managed. (Laura Smith)

### **15 Equality, community cohesion and crime implications**

15.1 Admission authorities have a legal duty to comply with the parental preference wherever possible. Consequently, Oldham's school place planning approach takes account of identified demand for places. In terms of equality, the proposal will positively increase the supply of school places in the borough.

15.2 The LA makes every effort to ensure that parents are not only aware of which schools are available in their local area and beyond but that the information that is published is clear and concise so that parents and young people are able to make informed choices about the school that they would like to attend. The level of satisfaction in terms of the availability of places at a preferred school contributes to community cohesion. (Andy Collinge)

### **16 Equality Impact Assessment Completed?**

16.1 Advice has been sought on EDI and there are no implications for any vulnerable groups. (Andy Collinge)

### **17 Key Decision**

17.1 Yes

### **18 Key Decision Reference**

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18.1 ES-02-19.

19 **Background Papers**

19.1 Education Provision Strategy 2016-2020

19.2 Cabinet Report Mayfield Expansion April 2019