

PART 1 - PUBLIC

Decision Maker: **Children and Young People Portfolio Holder**

Date: **For Pre-Decision Scrutiny by the Children and Young People PDS Committee on 20 July 2010**

Decision Type: Non-Urgent Executive Non-Key

TITLE: ASSET MANAGEMENT PLANNING - POST COMPLETION REVIEW REPORTS

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Chief Officer: Gillian Pearson, Director of Children and Young People Services

Ward: Bromley Common and Keston

1. Reason for report

- 1.1 As part of the Capital Programme Procedures, it is a requirement that schemes should be formally reviewed within one year of completion and the outcome of this review be brought to the Portfolio Holder for endorsement.
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2. **RECOMMENDATION(S)**

- 2.1 **That the Portfolio Holder endorses the findings of the Post Completion Review that has been carried out in respect of Bishop Justus School.**

Corporate Policy

1. Policy Status: Existing policy:
 2. BBB Priority: Children and Young People
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Financial

1. Cost of proposal: Estimated cost £36.6 million
 2. Ongoing costs: Non-recurring cost
 3. Budget head/performance centre: CYP Capital Programme
 4. Total current budget for this head: £36.6 million
 5. Source of funding: DCSF Capital Grant
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Staff

1. Number of staff (current and additional) – N/A
 2. If from existing staff resources, number of staff hours – N/A
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Legal

1. Legal Requirement: Non-statutory - Government guidance:
 2. Call in: Call-in is applicable
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected) - 1,200
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A
2. Summary of Ward Councillors comments:

3. COMMENTARY

3.1 Existing capital programme procedures require that a post completion review be carried out within 12 months of the completion of schemes that are included within the programme. In this instance it was not possible to comply with this timescale because of the complex issues involved in a voluntary aided school project and a number of on-going buildings issues that have only recently been concluded. This process is designed to determine the Authority's performance in the following key areas:

- Were the original scheme objectives achieved?
- Were the scheme costs contained within the original budget?
- Did the scheme complete on time?
- What was the level of customer satisfaction from the end user with the overall process?

3.2 The information set out in Appendix 1 shows the above information.

3.3 Variances between the original and actual budget and timescales are addressed in Appendix 1.

3.4 The overall position is that the School occupied the first phase of completed accommodation in September 2005 as planned and was then able to occupy the remaining phases by December 2005. The Council's financial contribution was set at an agreed limit of £4.2 million. The final out-turn on the project has been contained within this figure.

4. FINANCIAL IMPLICATIONS

4.1 This report provides information on a post completion review that has been carried out in respect of the construction of permanent buildings to house Bishop Justus School.

Non-Applicable Sections:	Personnel Implications Policy Implications Legal Implications
Background Documents: (Access via Contact Officer)	

**BISHOP JUSTUS C OF E SECONDARY SCHOOL – MAGPIE HALL LANE
CONSTRUCTION OF A SIX FORM ENTRY SECONDARY SCHOOL**

1. Scheme Details

- 1.1 In September 2000 a joint meeting of Education and Policy and Resources Committees approved the progression of a proposal to establish a new 1200 place mixed comprehensive Church of England school at Magpie Hall Lane. This followed a substantial process to determine how increased demand for secondary aged pupil places within the Borough could be met. This had concluded that even with some expansion of the existing secondary school stock, the overall level of demand could not be accommodated without the provision of a new secondary school.
- 1.2 The scheme is now fully complete and all financial matters relating to the scheme have now been concluded. It is therefore appropriate to carry out a full post completion review and report to members as required under the Council's Capital Procedures.
- 1.3 The school has now been operating in its newly completed premises since September 2005 and in September 2010 will have a full roll having now recruited into the full seven secondary age years, the first 2 years having been accommodated first at Ravens Wood School and then in a temporary school building

2. Scheme History

- 2.1 On 17 November 2003 the Executive received a report on the establishment of the new Bishop Justus Church of England Secondary School; a major partnership initiative between Bromley Council and the Diocese of Rochester. The report set out the position with regard to the following matters:
- Statutory process for the establishment of the new School
 - Project costs
 - Timetable
 - Associated matters including footpath diversions and village green application
- 2.2 Subsequently on 8 December 2003, the School Organisation Committee formally approved the establishment of the School.
- 2.3 All necessary approvals being in place, the Rochester Diocesan Board of Education made arrangements for work to start on the new school building with an anticipated start on site in early 2004.
- 2.4 The overall timescale for the project as set out above had been delayed by approximately 18 months, the largest part of this relating to a decision by the Mayor of London to seek a local planning inquiry into the two potential locations for the new school. Ultimately the Secretary of State gave approval to the Magpie Hall Lane siting. There were also delays arising from a challenge under Village Green legislation that sought to prove that the Magpie Hall Lane site could not be used for the purpose of developing a school. Agreement was reached on this issue and an alternative open space was provided at the nearby Scrubs Farm.

- 2.5 The consequence of these delays was to necessitate a temporary provision hosted by Ravens Wood School and subsequently the provision of a temporary school building on part of the Magpie Hall Lane site to enable pupils who might not otherwise have had a school place to be accommodated. The overall costs of these delays were reported and accommodated within the budget agreed by the Executive on 17 November 2003.
- 2.6 Costs increased during the course of the construction arising from inflation increases that were greater than those allowed for at the outset of the project, increases in the cost of the highway works that were governed by Transport for London and the need to retain the temporary school for longer than originally planned. The then Department for Children, Schools and Families was approached and, after a lengthy negotiation, the additional costs were agreed. Given the nature of funding of voluntary aided schools, the Department meets 90% of costs and the governors 10%. The Council had agreed to meet the largest part of the overall 10% governors' liability for the project. However, the additional 10% required as a result of the increased costs would have led to the Council's budget for the project being exceeded. As a consequence, the Rochester Diocesan Board of Education and the School agreed to meet the cost of the additional 10% liability. Therefore no part of the additional costs fell to the Council to meet.
- 2.7 Work having started on site in the Spring of 2004, the scheme progressed on site well with no major problems being encountered during the build. The construction progressed under the supervision of the Diocesan appointed architect with the full involvement of the Council and the School during the build process. Council officers met regularly with the School's Buildings and Sites Committee during this period. The contractor, Norwest Holst Construction performed well and were sensitive to the School's needs throughout.
- 2.8 The school hall, kitchens, elements of the teaching accommodation and outside areas, further teaching area were handed over for the start of the autumn term 2005, remaining teaching areas and the sports hall were handed over by Christmas 2005.
- 2.9 The overall cost of the school includes not only the cost of the school building and site but also other development costs. These include relocating parts of Magpie Hall Lane golf course, highway improvements and the provision of compensatory parks and open spaces. There were also substantial costs in dealing with the planning issues and the consequential requirement for temporary school buildings for a year longer than anticipated.
- 2.10 The costs are broken down as follows:

Bishop Justus School	Original Estimate	Actual Expenditure	Variance
Enabling works inc golf course, highways and parks and planning	£24m	£29.4m	£5.4m
Fees	£3.5m	£3.1m	- £0.4m
Furniture and equipment	£3.1m	£4.1m	£1.0m
Total	£30.6m	£36.6m	£6.0m

The difference in costs arose as a result of:

- extended planning process
- hire of temporary school buildings for additional period of time
- additional enabling works

3. Running Costs

3.1 The scheme has been designed to be as energy efficient as possible. It includes a passive stack ventilation system that avoids the need for mechanical ventilation. It also features a living green roof that reduces the amount of rain water run off.

4. Scheme Objectives

4.1 The objective of the scheme was to construct a new Church of England, mixed, comprehensive secondary school for 1200 pupils on land in Magpie Hall Lane. It was intended to be available from the start of the Autumn Term 2005. These objectives has been met in full.

5. Assessment of Scheme Success

5.1 The school has been operating fully from its new permanent buildings since the start of 2006. Staff, pupils, parents and visitors continue to offer positive comments on the buildings, facilities and environmental features. The buildings were designed to offer flexible teaching spaces that would meet the changing needs of secondary education well into the 21st century. CYP officers and teaching staff believe that it has met this criterion.

6. Assessment of Contract Efficiency

Start Date: May 2004
Practical Completion: August 2005

7. Outstanding Issues and Their Proposed Resolution

7.1 There are no outstanding issues