

Classification: Open	Decision Type: Key
--------------------------------	------------------------------

Report to:	Cabinet – PART A	Date: 16 July 2024
Subject:	PRU-Phase 2-Whitefield Centre-PRU – Interim Arrangements.	
Report of	Deputy Leader and Cabinet Member for Children and Young People	

Summary

- 1.1 The purpose of this report is to request Cabinet approval of the project sum for works in relation to the Pupil Referral Unit, following conclusion of the tender exercise, and specifically in relation to the PRU's Whitefield Centre building. These are phase 2 of works following the relocation of the main PRU building from Spring Lane to the New Kershaw Centre.
- 1.2 Approval will ensure the preferred contractor P McVey Building Systems are able to proceed to manufacture and construction. Plans and a proposed programme are appended to this paper. These will inform the proposed delivery of the works to completion. The works have been fully market tested and independently verified via a formal tender process.
- 1.3 The Whitefield Centre phase 2 works are in addition to the phase 1 works, which was given Cabinet Approval in December 2023.
- 1.4 The Whitefield Centre works will be funded from the Children's Services Capital Programme, using grant funding allocated by the Department for Education.

Recommendation(s)

- 2.1 Approve the project sum value, the extent of works and programme detailed within part B of this report.
- 2.2 That Cabinet delegate authority to the Executive Director of Education in consultation with the Director of Law and Governance to negotiate and execute the building contract.

Reasons for recommendation(s)

- 3.1 Approval of the works is required in order for the Whitefield Centre project to progress to manufacture and construction phase. Key considerations within this document have informed both the scope and the methodology for carrying out the works as proposed.

Alternative options considered and rejected

- 4.1 **Delay instructing the contract:** This would delay overall Whitefield Centre completion date by two months as Cabinet approval cannot be sourced in the August cycle. This would prevent the school from receiving the additional intake of pupils in and they would have to be housed in alternative provision outside the Borough of

Bury. This would also push the works into the winter months, potentially extending the duration on site and associated costs of construction.

- 4.2 **Seek an alternative solution for the contract:** The Council have considered alternative options to deliver the additional accommodation within the timescales provided. This included use of other Council owned property, and the use of modular accommodation on the existing site, partial reconfiguration only. No other Council owned property could meet the needs of the school within the available timescale. Partial reconfiguration would not provide the classroom accommodation the school requires and there was insufficient space within the school to site modular accommodation or extend. A split site was also discounted as the school would not have the staffing and safeguarding arrangement available to accommodate this. None of alternative options explored were able to deliver the additional accommodation with the available timescales.

Report Author and Contact Details:

Name: Samantha Horrocks / Ian D'Arcy (BGI)

Position: Asset Manager

Department: Children's Services

E-mail: S.J.Horrocks@bury.gov.uk

Background

- 5.1 In December 2023 cabinet approved the relocation of Spring Lane School to the New Kershaw Centre (NKC). This was to enable the construction of the new secondary school to proceed, to be sited on land off Spring Lane, Radcliffe.
- 5.2 The relocation of Spring Lane School to New Kershaw Centre (phase 1) was required before the 1st March 2024 in order to provide DfE with vacant possession of the site. This date was achieved with the PRU relocating at the end of February 2024.
- 5.3 The move away from the Spring Lane site resulted in a loss of accommodation across the whole of the PRU's existing estate. The loss of accommodation was exacerbated by the Milltown House site closure due to its poor condition.
- 5.4 Despite the works carried out in phase 1 to relocate the school from Spring Lane to the New Kershaw Centre there still remained a shortfall of teaching facilities, particularly in respect to the delivery of vocational subjects, sports and science. The re-provision of the lost facilities could not be delivered within phase 1 of the works, due to the extremely tight programme.
- 5.5 The local authority has worked with the leadership team of Spring Lane school, and the Oak Leaning Partnership which is the proposed sponsor of Spring Lane School, to determine the immediate requirements for accommodation, but also to develop a longer-term estate strategy recognising the changing demands on provision, and the existing fragmented nature of the PRU estate, operating out of four buildings.

Phase 2 Works

- 5.6 Phase 2 is now required to re-provide classroom accommodation at the New Kershaw Centre, and vocational accommodation at the Whitefield Centre following the relocation from Spring Lane. Together with additional accommodation for an expected increase intake of pupils from September 2024, due to the demand for places.
- 5.7 Phase 2 is necessary, as facilities that were available in the Spring Lane building could not be replicated in any of the schools four existing buildings, due to site constraints.
- 5.8 The Phase 2 works which are the subject of this report are for the re-provision of lost vocational teaching spaces. Initially, the focus was on the possible internal reconfiguration of the PRU's existing building in Whitefield. However, restrictions in available space and time constraints, requiring the accommodation to be available from the autumn term.
- 5.9 The provision of temporary modular accommodation for the whole school positioned at Whittaker Street in Radcliffe was found to be the most appropriate option which could deliver the accommodation that the school require within the required timescales and the land is available for temporary use.
- 5.10 The relocation of the Pupil Referral Unit is not subject to any statutory change as would be required by School Organisation Regulations, and as such does not require formal consultation in respect of its change of location. However, it is proposed that informal consultation take place with key stakeholders including pupils and their families.

Existing and Proposed Site

Existing Site - Whitefield Centre, Albert Road, Whitefield

- 5.11 The existing site is a single storey, 1970's style prefabricated primary school building with, with flat roof, fully glazed/ panelled façade, attached sport hall and car parking. This building was converted in the past into a pupil referral unit, which currently accommodates approximately 42 pupils (to be increased to 50 pupils from September 2024). The building fabric and services are in reasonable condition for its age, although internal arrangement is not currently fit for purpose and requires substantial reconfiguration to improve facilities for the pupils and staff.
- 5.12 There is currently very little space within the site boundary to further extend building or has space to site temporary modular accommodation, whilst any reconfiguration works was to be undertaken. Therefore, any works would substantially disrupt the school.

Proposed Site – vacant Bury Council Site, Whittaker Street, Radcliffe

- 5.13 The proposed site is on the land which has an old red brick, three storey, vacant council building/ old school, with large existing car park/ playground, which temporary modular accommodation could be installed for the Whitefield Centre. This would not have any impact on the running of the existing school whilst this installation is undertaken.
- 5.14 The demolition of the existing Whittaker Street building is due to be completed by the end of July 2024 and the land is included in the accelerated land disposal programme..

Programme

- 5.15 We have developed a detailed programme of works, which can be found in the appendix of Part B of this paper.
- 5.16 The works have been competitively tendered via the ESPO framework, with P McVey Building Systems identified as the preferred supplier. An order for manufacture and construction will follow any approvals given by cabinet.
- 5.17 Due to the nature of the PRU, the modular units will need to have a specific design and made to order by the contractor. The design and manufacturer period for the modular units is likely to take between 12-16 weeks, dependant of the availability of space within their factory.
- 5.18 The demolition of the Whittaker Street building will be completed by the end of July 2024, allowing access to the land shortly after this date. It is the intention to start site preparation works in October 2024 in advance of the modular units being delivered to site in November 2024.

Note: dates are shown approximate until agreed with the modular suppliers.

Procurement Process

- 5.19 Technical capacity in the form of a Project Manager (Walker Sime) were commissioned by Business, Growth, and Investment (BGI) via the pre-procured Constellia Framework, to support the delivery of the Children's Services capital programme. Walker Sime were able to assist Children's service in the delivery of phase 1 and bring experience of the existing sites, the school leadership team, and Bury Council processes, and have worked closely with Bury Council team in various roles since February 2023.
- 5.20 Architectural, Mechanical and Electrical, and Structural Engineer resources were commissioned through formal request for quotations using approval suppliers, aligned with the Council's Contract Rules and Procedures.
- 5.21 The Manufacture and construction works have been procured using a mini competition via the ESPO Framework, specifically for modular building providers and is aligned with the Council's Contract Rule and Procedures.
- 5.22 The project will be overseen by BGI officers and will report to the Council's Regeneration Board for project assurance/oversight.

Links with the Corporate Priorities:

- 6.1 The proposal will support key ambitions of the Let's do it strategy:
- A better future for the children of the borough
 - A better quality of life

- A chance to feel more part of the borough
- Building a fairer society that leaves no-one behind

Equality Impact and Considerations:

7.1 An Equality Impact Assessment has been completed, with no negative impacts identified therefore no mitigating actions are required.

Environmental Impact and Considerations:

8.1 Environmental impacts and concerns will be considered as part of the pre-construction services and will be in-line with existing Council policies.

Assessment and Mitigation of Risk:

9.1 Risk and Mitigation Measures

Risk / opportunity	Mitigation
Significant risks in ensuring the decant of existing services from the Whitefield Centre within a short timescale.	Appointment of Project Manager
Significant risks in delivering the required accommodation and designs for the Whitefield Centre to provide improved/ increased accommodation for the school by November 2024.	Establishment of project team to help develop a project plan and design.
Financial risk in relation to affordability of the project prior to obtaining competitive price.	Undertake informal benchmarking exercise of pricing to inform the project budget.
Risk on not achieving the relocation of Whitefield Centre by 29th November 2024.	Project and risk plan prepared by project manager

Legal Implications:

10.1 The modular buildings have been procured using an ESPO framework for modular building providers which provides for a mini competition to be carried out. Successful suppliers accepted onto the framework have been subject to a competitive process in relation to quality and price. The framework is compliant with the Public Contracts Regulations 2015, and the Council's Contract Procedure rules. The Council and the

chosen supplier will enter into a contract for the supply of the modular buildings in the standard form determined by the framework.

Financial Implications:

11.1 The project sum value is contained within the existing DfE funding allocations, approved at February 2024 Budget Council.

Appendices:

Appendix 1 - Equality Impact Assessment

Background papers:

Cabinet Report – 13 December 2023 – [Cabinet report - relocation of Spring Lane School to New Kershaw Centre.docx](#)

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
NKC	New Kershaw Centre – Pupil Referral Unit, Deal Street, Bury
PRU	Pupil Referral Unit - type of school that caters for children who are not able to attend a mainstream school. Pupils are often referred there if they need greater care and support than their school can provide.
Initial Designs	High level design produced in concept form that required further development and agreement.
ESPO Framework	Procurement mechanism to use tender works to a list of contractors who have already been reviewed and pre-qualified in terms of capability and experience. Allows the tender process to be quicker.
Options Appraisal	Evaluation of a number chosen options to establish the most appropriate option to proceed with. Each option to be evaluated against set parameters to be agreed, e.g. affordability, programme, viability, and alignment with the long-term strategic approach.

Market Testing/ Tender	An approach to seek multiple prices from suppliers/ contractors to undertake works, for comparison, appraisal and ensure best value for money.
Reconfiguration Works	The approach of making structural and fabric alterations to a particular space to change its size, use or orientation.