
**HARROWGATE HILL PRIMARY SCHOOL:
CONSTRUCTION OF NEW CLASSROOMS**

Responsible Cabinet Member – Councillor Hughes, Children & Young People Portfolio

Responsible Director – Murray Rose, Director of Children's Services

SUMMARY REPORT

Purpose of the Report

1. To seek permission from Council to waive Contract Procedure Rules under Rule 18 to allow officers to use *Structherm* to procure specific elements of the construction of the new classrooms at Harrowgate Hill Primary School.

Summary

2. Harrowgate Hill Primary School was opened in 2005 as a PFI school with Kajima Darlington Schools Ltd (KDSL) being the principal PFI contractor. Under the Primary Capital Programme, the school was selected by Cabinet to receive £900,000 to allow it to expand by half a form of entry (105 pupils) which equates to 15 pupils per year group and three classrooms. The project has progressed through consultation and design stage and it is now the right time to procure and appoint contractors to carry out the works.
3. As KDSL will be responsible for the building following completion, it is necessary to follow the conditions of the PFI contract, which include restrictions on the future building works. Under the terms of the PFI contract the authority is obliged to use the same construction types, methods and practices as the original PFI-built school building. This requires the Local Authority to vary its usual procurement routes. Competitive tendering is not appropriate for this aspect of the PFI project.

Recommendation

4. It is recommended that Council agree to waive the Contract Procedure Rules under Rule 18 to allow for the procurement from Structherm UK Ltd.

Reasons

5. The recommendation is to enable the project to continue, and the school to expand as Cabinet's previous directions regarding the Primary Capital Programme.

**Murray Rose,
Director of Children's Services**

Background Papers

No background papers were used in the production of this report.

George McQueen 2847

S17 Crime and Disorder	There are no issues arising from this report.
Health and Well Being	Capital investment will provide sufficient classroom and circulation space for the additional children, therefore complying with health and safety requirements.
Sustainability	The new classrooms will be built to the highest specification and will embed best practice in sustainability and energy efficiency.
Diversity	The expansion of the school will allow children and families a greater choice in primary school places in this area of the Borough.
Wards Affected	The North Road ward will be most affected as this is where the school is located. However, children attend the school from a number of different areas across the town.
Groups Affected	Primary pupils, their families and the School staff
Budget and Policy Framework	This decision does not require a change to the budget or policy framework
Key Decision	This is a key decision
Urgent Decision	This is not an urgent decision
One Darlington: Perfectly Placed	The report is consistent with the Aspiring Darlington theme: Addressing the gaps in educational provision and raising the performance of schools across the Borough to match the best.
Efficiency	The new accommodation will be built in line with the existing systems and facilities that already are on the site, therefore they should benefit from efficient maintenance and management under the PFI contract.

MAIN REPORT

Information and Analysis

6. Harrowgate Hill Primary School is a PFI-built and maintained school. This means that the building is supplied and looked after by, principally, Kajima Darlington Schools Ltd (KDSL). As the construction and maintenance of the original building were planned as a single entity, certain construction methods have been used to allow the facilities management company, MITIE, easily to maintain the building.
7. As part of the Primary Capital Programme, Harrowgate Hill Primary School was allocated £900,000 capital funding to allow it to expand by half a form of entry (105 pupils), or three classrooms. This expansion is required to meet an increased demographic demand in this part of the Borough. To enable these capital works to take place, Darlington Borough Council must now vary the original PFI agreement to encompass the three additional classrooms.
8. To ensure that the new accommodation is constructed in line with the original PFI arrangements, KDSL have imposed certain restrictions and obligations on the Council before, during and after build. As the school is built under a PFI scheme the Council is obliged to use the same building techniques and methods as was used on the original building.
9. To enable these requirements to be met, the Local Authority is seeking permission to vary its usual procurement rules.

Structherm

10. Harrowgate Hill Primary School was originally constructed using an off-site construction method called 'Fastbuild system', which is a pre-cast concrete wall panel construction technique. This system allowed for rapid, durable construction and was considered ideal for the build project at the time. It also provided for the school to be easily expanded, as the system allows new panels simply to be slotted into place in a matter of days.
11. To ensure consistency with the original build and limit long term maintenance issues it has been decided to use a similar build method to construct the new classrooms now required for the school. Investigations in developing and designing the current project have identified that the Fastbuild system is only produced by a company called Structherm UK Ltd and therefore to comply with the requirements of the PFI contract, DBC is tied to using them for the current expansion project.
12. The Design Team have considered the cost effectiveness of using the Fastbuild system. Although the initial purchase cost is slightly more expensive than other construction methods the value for money element is obtained in the speed at which the structure can be erected, the relatively low preliminary costs and the resulting ease with which the buildings can be added to the PFI contract in terms of maintenance and life-cycle costs.
13. To enable the Council to select Structherm UK Ltd as the named sub-contractor to provide the Fastbuild system it is necessary to waive the Contract Procedure Rules under Rule 18.

Outcome of Consultation

14. As part of the development of the Primary Capital Programme project to expand the school, the Headteachers, Pupils, Staff, Parents and wider community have been consulted.