

SOUTHWARK SCHOOL BUILDING PROGRAMME 2016/17 FACT SHEET

Investment

Approx £180m. Funded mainly by EFA capital grant, council capital with Section 106 support and school contributions.

2 new primary school rebuilds (GW2 approved)

Albion: redevelopment and regeneration -May 2018

Bellenden: new 2FE on new site –December 2017

8 major primary school expansions for academic years 2016 -2017. (GW2 approved)**

Ivydale –June 2017

Grange –September 2017

*Crawford - October 2016

Keyworth – February 2017

*Phoenix – Sept 2016

Robert Browning – May 2017

Charles Dickens – June 2017. (**Awaiting GW2 approval)

*Redriff -To be confirmed. (**GW1 required)

2 new free schools

*Belham -August 2017 (GW2 approved)

*Galleywall (not delivered by the council) September 2016/17

14FE in additional primary school places including works to refurbish existing areas to modern day standards,

Special school

New Cherry Gardens School- Sept 2018 (GW2 required)

Rebuilding of Southwark Inclusive Learning Service (SILS3)- Dec 2019 (GW1 approved)

New age 5-16 special school, Southampton Way site. Awaiting DfE decision

Primary School Regeneration schemes

*Angel Oak – redevelopment of the site with new housing. SRPP. Cabinet Sept 2017

Potential redevelopment of Rotherhithe School

School regeneration and site disposals governed by Secretary State approval under Schedule 1 of the Academies Act and Section 77 regulations (disposal, change of use and playing fields)

Secondary

*The Charter School East Dulwich. New 8FE school delivered by the council. Sept 2018

Temp opening in Southampton Way premises in September 2016. GW2 November 2016

*Haberdasher Aske's Borough Academy (not delivered by the council)

*St Michael's Catholic college – 1FE expansion (part funded by the council) –Sept 2017

Planned Maintenance

8 live projects. Repairs about £3m a year to LA schools.

(Academies and free schools are funded directly for repairs)

*Academies/free schools

Governance and risk management

- Capital Programme and Place Planning Board. Chaired by Director of Education with representation from Head of Regeneration, and two Programme Managers, Head of Pupil Access, Head of Standards, School Place Planning Manager
- Gateway reports to Children's and Adult Services Board. Decision taker: Strategic Director of Children's and Adults.
- Weekly meetings with Employers Agent (Mace). Monthly risk reports.
- Weekly meetings with QS.
- Monthly formal site meetings
- QS valuation meetings
- Site monitoring meetings as required
- Clerk of Work's reports
- Programme Monitor and monthly updates to Cabinet Members

Project Managers

Southwark Regeneration.- 8 project managers and 2 programme managers

Consultants

Mace. Employers Agent and technical advisers

QS advice: Keegans and Rex Proctor for the secondary school

Faithful & Gould for planned maintenance

Planning and surveys: internal consultancy and external consultants eg right of light, ecology, transport as required

Contractors and procurement

Galliford Try and Morgan Sindall for primary school expansion programme, through through iESE programme

Other schemes competitively tendered using price and quality, MEAT criteria.

Key project programme risks - mitigation

- Rising construction prices and labour shortages- competitive tendering from a wide range of suppliers, secure priced schedule in first stage of two stage tendering, robust commercial approach to procurement.
- Unknown ground conditions and asbestos etc- detailed surveys prior to procurement
- Planning risks- careful structured consultation with all stakeholders in stages. Pre app advice sought as schemes develop.
- Property risks- research on title, party walls, network rail, statutory services etc
- Programme slippage- structured project management, lessons learnt and forward planning for worst case scenarios.
- Client changes – progressive sign off designs.
- EFA and academies impact- forward planning of strategy and Schedule 1 and 77 implications. Avoiding delays in development and funding agreements.