

Item No. 15.	Classification: Open	Date: 21 March 2017	Meeting Name: Cabinet
Report title:		Gateway 2 - Contract Award Approval The Charter School East Dulwich (TCSED) – Phase 1 Works Contract	
Ward(s) or groups affected:		South Camberwell, Village, East Dulwich	
Cabinet Member:		Councillor Victoria Mills, Children and Schools	

FOREWORD – COUNCILLOR VICTORIA MILLS, CABINET MEMBER FOR CHILDREN AND SCHOOLS

This report marks yet another significant next step in delivering a great new secondary school for East Dulwich and the surrounding communities. The Charter School East Dulwich opened in temporary facilities in September 2016 and I am delighted, that under the Council's careful and prudent project management, work has already started on the permanent site at Dulwich Hospital. We are now moving at some pace to accept a tender for the main works on time and on budget. This means that a site that the council and community has tried to unlock for twenty years will be home to a much needed secondary school in less than 18 months time. This project underlines, alongside the rest of our £180m schools investment programme, our capacity to deliver significant investment and improved outcomes for local communities.

We are proud that Southwark Council has been part of the partnership supporting the school from the start and that we will continue to bring our expertise in project management, regeneration and school building to ensure we get the high quality building our students and wider community deserve. Our commitment is underlined not just by the time and dedication of skilled council staff but by the council's contribution of £5million to the project to secure the high standard of design and the quality learning environment our young people deserve.

RECOMMENDATIONS

That Cabinet:

1. Approve the award of the design and build contract for the Phase 1 works on Parcels 1 and 2 for The Charter School East Dulwich to Kier Construction Ltd for a contract period of approximately 72 calendar weeks commencing on 18 April 2017 and completing on 3 September 2018.
2. Approve a total expenditure of £25,325,000 for the works and associated costs with the phase 1 development.
3. Agree that the award is subject to the council's cost consultant's final report being submitted confirming that this represents value for money and is approved by the strategic director of children's and adults' services prior to contract award.

BACKGROUND INFORMATION

4. In March 2015, the Department for Education (DfE) approved The Charter School Educational Trust's application to open a new secondary school in East Dulwich. The Charter School East Dulwich (TCSED) will be a co-educational, non-selective, non-faith, inclusive secondary school for pupils aged 11 – 18 and deliver quality education for young people.
5. The Education Funding Agency (EFA) purchased 5.21 hectares of the Dulwich Community Hospital site from the NHS, which will be leased to TCSED on a peppercorn rent for 125 years. The sale agreement with NHS sees the site area released to the EFA in three parcels for the development as shown in Diagram 1:
 - **Parcels 1 and 2** (the north east and south west parcels) were released on contract completion in October 2015.
 - **Parcel 3** is expected to be released in April 2019, with a longstop date of April 2020, when the NHS clinical services are relocated to a new building on the south east corner of the site (the parcel of land being retained by NHS property services). The chateau building is to be retained.
 - **Note that Parcel 4** is an area of the site which is to be retained by the NHS for the new build health centre providing clinical services.



Diagram 1

6. On 8 December 2015, cabinet approved the council entering into an agreement with the Education Funding Agency (EFA) for the council to oversee and manage the procurement and construction delivery of the new TCSED which is to be developed on the site of the existing Dulwich Community Hospital (East Dulwich Grove, London SE22 8PT). Cabinet also agreed to approve £5,000,000 from within the council's existing capital programme to address the projected shortfall in funding and improve design quality of the building.
7. The procurement process was carried out in order to appoint a Design Team with a lead consultant. In May 2016 a Gateway 2 was approved to appoint FCB Studios as the design team to develop the scheme to RIBA Stage 3 enabling the council to quickly reach a 'not to exceed' price with a preferred contractor. The council's Planning Committee approved the scheme in October 2016.

8. In April 2016, cabinet approved the Gateway 1 for the procurement of the construction services through the London Construction Panel (LCP) framework via a two stage procurement process. In line with this, Southwark Council have used the LCP framework, Lot 18 SEE3, to procure a main contractor on a Design and Build basis for TCSED project.
9. In November 2016, Strategic Director of Children's and Adults' Services approved the Gateway 2 for the award of the Pre-Construction Services Agreement (PCSA) at a total value of £421,990 to Kier Construction Ltd. The PCSA services under this agreement included developing the design to RIBA stage 4.
10. A separate Gateway 3 report was approved by the Strategic Director of Children's and Adults' Services on 16 February 2017 for an additional £510,884 to extend the scope of Kier Construction Ltd's appointment on the PCSA to include the full technical design instead of the output specification design.
11. On 2 November 2016 the Gateway 2 was approved by Strategic Director of Children's and Adults' Services for the award of the contract for the enabling works package to Syd Bishop & Sons for a total value of £451,700.
12. This report seeks approval for the award of a contract to Kier Construction Ltd Construction Ltd for the main works for Phase 1 based on JCT 2011 Design and Build Contract with the council's standard amendments. This documentation has been subject to detailed review by Southwark Council's Legal Services, with advice from external legal advisors (Sharpe Pritchard).
13. The works for this contract only includes Phase 1 which consists of Parcels 1 and 2. Phase 2 which includes the works on Parcel 3 will be subject to a separate procurement.

Procurement project plan (Key Decision)

14. The timetable of the procurement process for TCSED is set out in the following table:

Activity	Completed by/ Complete by:
Forward Plan for Gateway 2 decision	January 2017
Briefed relevant Cabinet member (over £100k)	November 2016
Approval of Gateway 1: Procurement Strategy Report	April 2016
Approval of Gateway 2 (Pre-Construction Services): Contract Award Approval	2 November 2016
Contract Award (Pre-Construction Services)	16 November 2016
Approval of Gateway 2: Award of Contract for Enabling Works at TCSED	21 December 2016
Approval of Gateway 3 (Pre-Construction Services): Contract Award Approval	16 February 2017
TCSED DCRB Review: Gateway 2: Contract Award Approval for the Design and Build of the TCSED (this report)	22 February 2017
TCSED CCRB Review: Gateway 2: Contract Award Approval for the Design and Build of the TCSED (this report)	23 February 2017

Activity	Completed by/ Complete by:
Notification of forthcoming decision – despatch of Cabinet agenda papers. Five clear working days.	13 March 2017
Approval of Gateway 2: Contract Award Report	21 March 2017
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	30 March 2017
Alcatel Standstill Period- advisory	N/A
Contract award	3 April 2017
Add to Contract Register	3 April 2017
Publication of award notice on Contracts Finder	4 April 2017
Contract start	18 April 2017
Contract date for completion	3 September 2018

KEY ISSUES FOR CONSIDERATION

Description of procurement outcomes

15. This procurement will lead to the permanent provision of a new 8 form secondary school with sixth form in an area of Southwark which demonstrates a high need of school places.
16. The works consist of a complete new build of TCSED in a phased delivery on the former East Dulwich hospital site in East Dulwich. The new school will provide high quality learning and teaching environments for the staff, pupils and parents and be an important community asset.

Key/non-key decisions

17. This report is for a key decision.

Policy implications

18. The EFA have stated that they believe the project represents value for money due to the educational benefits which will be offered by the school.
19. This project supports Fairer Futures Promise 4: for more and better schools and Fairer Future Promise 9: Revitalised Neighbourhoods. The project will provide high standard educational facilities which will increase number of available pupil places with the local area and support future investment and regeneration in the local area.
20. There are also associated benefits for the council through entering into partnership with the EFA for the retention of the former Lewisham Southwark College site in Southampton Way for education purposes, both in terms of the viability of the TCSED project and the potential to deliver a new special school funded through the free school programme. The latter will be the subject of a further report to Cabinet.

21. The proposed development of the new school and health centre constitutes a major regeneration of a community asset within East Dulwich. The site is currently designated as Site 73P in the saved Southwark Plan (2007) for health, residential and community purposes. The Dulwich SPD (2013) sets out further guidance on the aspirations for the site. The council will be updating the designation for the site as part of the site allocations consultation in spring 2016.
22. The project is also congruent to the Fairer Futures Promise 8: guaranteeing education, employment or training for every school leaver, support 5,000 more local people into jobs and create 2,000 new apprenticeships. The project outcomes will help the council to increase its school intake, support local people into jobs and create new apprenticeships.

Tender process

23. Kier Construction Ltd was appointed by way of full tender for the Pre Construction Services Agreement (PCSA), in line with the procedure prescribed by the London Construction Panel (LCP) framework arrangement.
24. The procurement for Stage 1, pre-construction services followed the standard LCP two-stage approach, in which the contractor has the following core responsibilities:
25. Stage 1 (pre-construction)
 - Fully developing the design proposals from RIBA Work Stage 3 onwards
 - Packaging and competitively tendering the works on an open book basis
 - Submitting contractor's proposals and pricing document, including the proposed contract sum, for decision by the council (this report).
26. Stage 2 (construction) – subject to a separate Gateway 2 approval (this report)
 - Carrying out and completing the works in compliance with the contract documents
27. The Gateway 2 report for the award of the contractors for Stage 1 (pre-construction services) was approved in November 2016. That report detailed the evaluation method followed to award the most economically advantageous tender. From the Stage 2 process, the Gateway 2 report for Enabling Works was awarded in January 2016.
28. This report deals with the Gateway 2 report to appoint Kier Construction Ltd London for the main construction works for Phase 1.
29. With this two stage approach to procurement, there is an expectation and likelihood that the contractor appointed for pre-construction services would be appointed for the works contract, subject to the formal decision of the contracting authority to proceed. Value for money is obtained through the application of competitively tendered framework rates for main contractor's core costs (i.e. management, design, certain preliminaries and overheads and profit) and by competitive tendering of the works packages by the main contractor.
30. The design and specification for the project was developed by the consultant team under the direction of the council's Project Management consultants, Mace

Limited, which together with the overall scheme proposals were issued to Kier Construction Ltd in the form of Employer's Requirements in November 2016.

31. Following the process of design development and packaging of the scheme proposals, the contractor submitted competitively tendered prices for the various packages on 14 February 2017. These costs together with their construction phase core costs (previously tendered and reported in the Gateway 2 for pre-construction services) combine to make up the proposed contract sum for the main works.

Tender evaluation

32. The council received Kier Construction Ltd's submission for these works in February 2017, which included savings as a result of supply chain cross project buying, some minor planning amendments and responses to the clarifications from the council's cost consultant on the Contract Sum Analysis.
33. The council's external cost consultant has reviewed the revised cost proposal from Kier Construction Ltd to ensure that it meets the council's requirements in terms of value for money. In addition to this they are reviewing comparative market data and will submit a value for money statement at the end of the process.
34. Discussions have been held between the contractor, council officers from Regeneration (Capital Works), and the design team to clarify a number of items in the proposed scope. These continue to be worked through to ensure that the council is satisfied before the main works can be awarded. At 14 February 2017, the cost consultant advises that approximately 90% of the proposed contract sum by value is firm and that further savings are anticipated from the remaining 10%.
35. The approval to enter into the contract with Kier Construction Ltd for the Design and Build of TCSED (this report) is recommended subject to the council's requirements (as outlined in detail in the closed version of this report) being met.
36. Approval for this contract is being sought now to ensure that the programme can remain on target, enabling construction to commence immediately following finalisation of the contract documentation and the requirements of the council being satisfied. This will enable the overall date for completion of 3 September 2018 to be achieved.

Plans for the transition from the old to the new contract

37. Not applicable.

Plans for monitoring and management of the contract

38. The project client, including the management and administration of the consultant and contractor appointments, will be run and resourced through the Regeneration - Capital Works team. MACE will act as Employers Agent on day to day issues with implementing the contract and reporting on the contractor's performance to Regeneration – Capital Works team. Progress with the contract works and performance of the consultant team will be subject to constant scrutiny and monthly formal review, including reviews on cost, programme and quality. The experienced officer client team will use a number of mechanisms for

monitoring and controlling the financial and programme performance of the contract, including:

- Strategic cost plan, which will be regularly reviewed and updated
- Monthly financial statements by the consultant quantity surveyor/contractor
- Monthly appraisals of progress against the contract programme
- Monthly progress reports by:
 - The project manager/Employer's Agent
 - Main contractor
 - Other design consultants
- Monthly progress meetings on site
- Tracking and chasing actions on critical issues
- Weekly 'look ahead' meetings with principals / directors
- Periodic project team 'look ahead' workshops covering key phases of work and risks
- Risk and issues logs
- Six monthly report to the Departmental Contracts Review Board (DCRB) and annual report to the Corporate Contracts Review Board (CCRB)

Identified risks for the new contract

RISK		RISK LEVEL	MITIGATION ACTION
1.	Contractor has inadequate resources and management arrangements to deliver the main works project	Low	Tenderers were assessed on their approach to this in the ITT and Kier scored very highly in their ability to deliver the scheme and ensured that they were able to deploy adequate resources and is willing to supplement additional resources to the project, if required.
2.	Insolvency of framework contractor	Low	An up-to-date financial check was obtained in November 2016 and this found the contractor to be at 'very low risk'. Kier Construction Ltd shall also provide a parent company guarantee as a condition of contract. Closely monitor performance of firms once appointed.
3.	Construction delays on site due to: <ul style="list-style-type: none"> • Hidden obstructions below ground • Contamination below ground 	Medium	Desktop studies and non-intrusive surveys have been undertaken to anticipate and plan for potential hazards on site. Investigation and remediation works are underway to de-risk the site as part of the enabling works in readiness for the main contract works so any obstructions will have been discovered and removed in advance of the main works contract.
4.	Construction delays on site and additional costs	Medium	Pre-order components with long lead times. Ensure that site operations are thoroughly and realistically planned by the contractor, prior to commencement of the works. Allow appropriate contingency provision in the programme to cover possible loss and expense claims arising from delay and disruption of the works. Include Liquidated

RISK		RISK LEVEL	MITIGATION ACTION
			Damages for non-completion of contract by the contractor.
5.	Delay to approval of planning conditions	Medium	Ensure effective forward planning and regular communication with the planning consultants, officers and relevant parties to the decision making process. Information to be submitted for planning approval in a timely manner to allow for approval periods.
6.	Default by key subcontractors/suppliers	Low	Kier uses a select list of well established sub-contractors by trade and undertakes regular financial health checks and performance monitoring to mitigate any risk(s) posed.
7.	Delay to final agreement of contractor's proposals (CPs) and contract documents, leading to a delay in contract award.	Low	On-going scrutiny of CPs and forward programming to ensure close can be achieved. Regular progress meetings scheduled to ensure progress is monitored.
8.	Failure of the council and Kier Construction Ltd to agree terms within the parameters set out in this report will result in phase 1 works not progression.	Low	<p>Early engagement with senior directors from Kier Construction Ltd on the contract's terms will enable any issues to be resolved in a timely manner and deliver a cost plan in line with the council's expectations demonstrating value for money.</p> <p>If the council is unable to agree terms with Kier Construction then the council will not award the contract to them.</p>
9.	Disruption to access to the site via the haul road due to both the health centre and the TCSED project requiring use.	Low	The haul road's position has been clarified in the sale agreement and both TCSED and NHS centre contractors have agreed the haul road position and access. Although ongoing management will be required.
10.	The project is delayed until after the building is handed over after the start of term.	Medium	Robust programme and project employed to ensure contractor is held to the completion date. Southampton way temporary site for TCSED to be used as a contingency option should a delay onsite occur.

Community impact statement

39. Southwark Council recognise the impact that this development will have on surrounding communities in East Dulwich. The proposed development of TCSED will provide a clear link with the community with the school proposing to open up the facilities to community use sage with particular focus on the leisure facilities of the new sports hall and multi use games area.
40. TCSED will provide the local area with an inclusive secondary school for 1,680 pupils aged 11 – 18 and deliver the highest quality education for young people in its immediate diverse locality. Run by The Charter School Educational Trust, the school will build on the success of The Charter School on Red Post Hill, Dulwich.

Social Value considerations

41. The Public Services (Social Value) Act 2012 requires that the council considers, before commencing a procurement process, how wider social, economic and environmental benefits that may improve the well being of the local area can be secured. The social value considerations included in the tender (as outlined in the Gateway 1 report) are set out in the following paragraphs in relation to the tender responses, evaluation and commitments to be delivered under the proposed contract.

Economic considerations

42. Kier Construction will be expected to deliver direct benefits to the local community and local residents. It is proposed that these benefits will be delivered through some or all of the following possible means:
- Supply chain and procurement with local businesses
 - Use of local labour and training initiatives, including a construction employment, skills and training scheme linked to the council's Building London Creating Futures programme, which aims to match local residents with construction vacancies especially where these are linked to key development sites and regeneration activities
 - A commitment to construction apprenticeships in proportion to the size and scale of the development as set out in the LCP framework arrangements; and
 - Corporate social responsibility and sustainability.
43. Discussions have commenced to ensure that there is a co-ordinated approach to provide a number of apprentice positions across the expansion programme. Kier are committed to meeting the targets and requirements set by the LCP and Southwark Council's policy for apprentices, Monitoring information will be required quarterly, to a standard format including basic equalities data to ensure that these targets are been achieved.

Skill Level	No. of Trainees
Work placement (16 plus years)	16
Work placement (14-16 Years)	4
Construction Curriculum Support	8
Graduates	1
Apprentice starts	6
Existing Apprentices	6
Apprentice Completions	4
Jobs created on Construction Projects	11
S/NVQ Starts for subcontractors	10
S/NVQ Completions for subcontractors	8
Training plans for subcontractors	5
Supervisor Training for Subcontractors	6
Leadership and management training	4
Advanced Health & Safety Training	6

Social considerations

44. The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, contractors and subcontractors engaged by the council to provide works or services within Southwark pay their staff at a minimum rate equivalent to the LLW rate. Kier Construction Ltd and their subcontractors will meet LLW requirements and contract conditions requiring the payment of LLW will be included in contract documents, which will result in quality improvements for the council. These should include a higher calibre of multi-skilled operatives that will contribute to the delivery of works on site and will provide best value for the council.
45. Pursuant to section 149 of the Equality Act 2010 the council has a duty to have due regard in its decision making processes to the need to:
 - a) Eliminate discrimination, harassment, victimisation or other prohibited conduct
 - b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not
 - c) Foster good relations between those who share a relevant characteristic and those that do not share it.
46. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The Public Sector Equalities Duty also applies to marriage and civil partnership, but only in relation to (a) above. This report sets out the considerations which have been given to the PSED General Duty, which the Strategic Director of Children's and Adult's Services should consider when making this decision.
47. The council can exclude companies who break the law by blacklisting from public contracts if they are either still blacklisting or have not put into place genuine actions concerning past blacklisting activities. The council can require "self cleaning" which enables a potential contractor to show that it has or will take measures to put right its earlier wrongdoing and to prevent them from re-occurring and to provide evidence that the measures taken by the economic operator are sufficient to demonstrate it has:
 - (a) "Owned Up": clarified the facts and circumstances in a comprehensive manner by actively collaborating with the investigating authorities;
 - (b) "Cleaned Up": taken concrete technical, organisational and personnel measures that are appropriate to prevent further criminal offences or misconduct, and
 - (c) "Paid Up": paid or undertaken to pay compensation in respect of any damage caused.
48. Kier Construction Ltd completed and returned the council's standard Offences Certificate confirming that they are not in breach of any of the requirements of regulations 57 of the Public Contracts Regulations 2015, including the requirements under Regulation 3(1) of the Employment Relations Act 1999 (Blacklisting) Regulations 2010. Further they have provided written responses to

council clarification questions on blacklisting, which has provided reassurance of their compliance with the council's requirements.

Environmental Considerations

- 49. The completion of this procurement will create a new school which will demonstrate commitment to the carbon reduction measures required by Southwark Council, through the application of design principles to manage the use of energy most efficiently.
- 50. The scheme will be achieving a BREEAM rating of Very Good.

Market considerations

- 51. Kier Construction Ltd has over 250 employees and a national area of activity.

Staffing implications

- 52. There will be no direct impact on staffing as a result of the award of this contract.

Financial implications

- 53. This report is seeking approval from cabinet to award the contract for the development works TCSED to Kier Construction Ltd at a maximum cost of £25,325,000.
- 54. The total project budget summary and breakdown is provided in the closed report.
- 55. The project is being jointly funded by the Education Funding Agency (EFA) with contribution from Southwark Council. Details of these costs are contained in the closed version of this report.
- 56. Southwark Council's External Cost Consultant continues to independently assess the contract proposals to ensure value for money. The contract will only be entered into once confirmation has been provided from the Cost Consultant that the contract proposals are value for money.
- 57. Officers will ensure that budgets for the contract are established and profiled on the council's financial information system for effective monitoring and reporting.
- 58. The school will be responsible for any on going revenue implications as a result of the expansions.
- 59. Staffing and any other costs connected with this contract to be contained within existing departmental revenue budgets.
- 60. Officers are reviewing options to ensure that the cost of the contract can be contained within the TCSED project budget. The project team have made every effort to ensure that the tender achieves value for money in the current market. The 'not to exceed' construction cost for this project can be contained in the current overall allocated.

Legal implications

61. Please see concurrent from the director of law and democracy.

Consultation

62. The proposals have been subject to the decision making arrangements of the council's planning process, including consultation with relevant statutory consultees.
63. The Headteacher and governors of TCSED has been involved in the design development process. Consultation has been carried out locally ahead of the statutory consultation being conducted through the planning process.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Finance and Governance - (FC16/043B)

64. This report seeks approval for the award of the main works contract for TCSED to Kier Construction Ltd for a maximum sum of £25,325,000 for a contract period of approximately 72 calendar weeks commencing on 18 April 2017 and completing on 3 September 2018.
65. Paragraph 55 confirms that the project is being jointly funded by the Education Funding Agency (EFA) with a contribution from Southwark Council. Paragraph 55 confirms that the contract will only be entered into if the council's external cost consultant confirms that it represents value for money.
66. The report to Cabinet on 9 December 2015 details a risk transfer agreement to ensure that the council is protected from various project risks and agrees a cap on their financial contribution. Officers must ensure that this risk transfer agreement is included within the development agreement between the council and the EFA in relation to this project.

Head of Procurement

67. This report seeks approval for the award of the main works contract for TCSED to Kier Construction Ltd for a contract period of 72 calendar weeks commencing on 18 April 2017 and completing on 3 September 2018.
68. Kier Construction Ltd's final cost proposal is being reviewed against comparative market data and this award is subject to the council's cost consultants confirming that the project represents value for money.
69. This procurement was the second part of the award of the contract following the pre-construction services on the project as a result of competitive process run through the LCP construction and management framework in line with the EU Regulations and the council's Contract Standing Orders.
70. The report confirms the monitoring and management arrangements that will be in place during the life of the contract including how apprentices taken on by the contractor as a result of this contract will receive the necessary skills training.

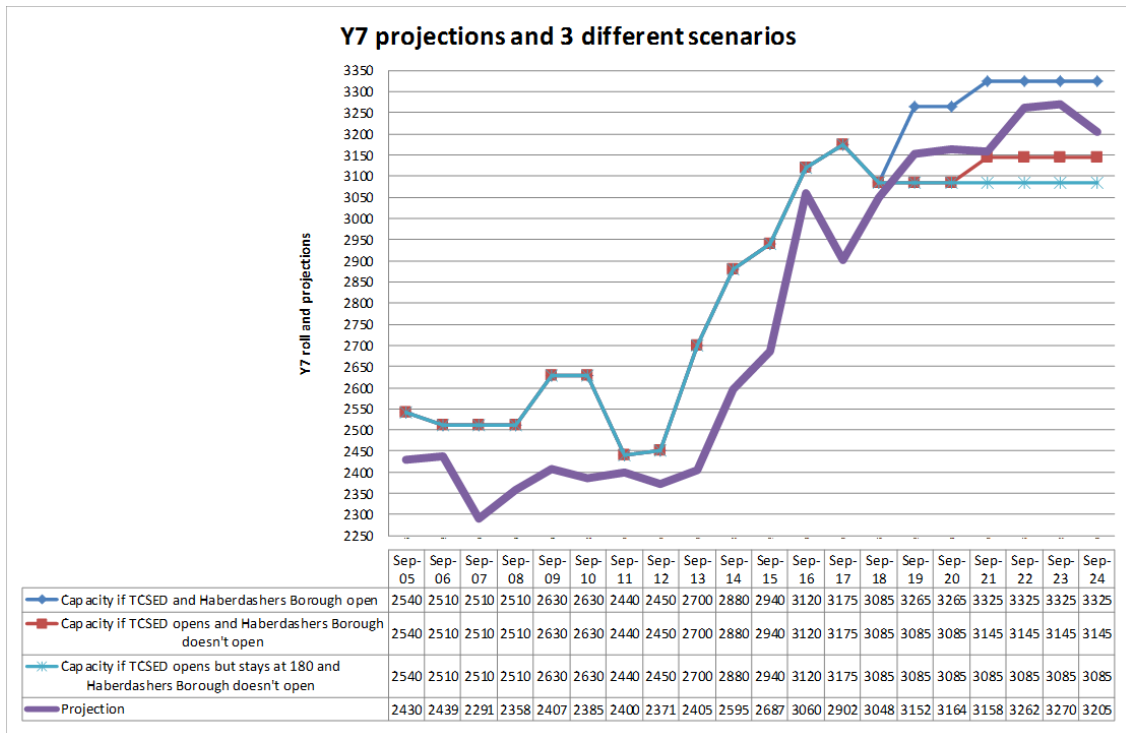
Director of Law and Democracy

71. The director of law and democracy notes the contents of this report which seeks the approval of the cabinet member for children and schools to the award of the main works contract to Keir Construction Ltd as set out in paragraph 1 of this report.
72. The council's CSO 3.3.2 provides that any procurement involving the use of a third party's framework contract is subject to usual Gateway 2 procedures and this report seeks the appropriate approval.
73. A mini competition process was conducted under the LCP construction and management framework in accordance with the Public Contracts Regulations 2015 and resulted in the award of a pre constructions services contract to Keir Construction Ltd. This report deals with the second part of the procurement process to award the main works contract.
74. Throughout the procurement process, the council must ensure compliance of local authority best value duty in accordance with the Local Government Act 1999. It is reported that the council's costs consultant has reviewed Keir Construction Ltd costs to ensure that best value duty is being met. Furthermore the cost consultant is conducting a review of comparative market data with a view submitting a value for money statement at the end of the process.
75. Paragraph 47 of this report states that Keir Construction Ltd have confirmed that they are not in breach of the blacklisting regulations. Legal services have included express conditions in the JCT Design and Build Contract requiring compliance with blacklisting regulations throughout the contract period, including a provision to allow the contract to be terminated for breach of the Employment Relations Act 1999 (Blacklists) Regulations 2010.

Director of Education

76. The need for secondary places in the borough is evident from the projections provided to the borough by the Greater London Authority (GLA). Presently, year 7 – the entry year for secondary – has a capacity of 3,120 places and a total of 3,060 children in this year group – leaving around only 60 spare places (around 2 forms of entry – 2FE) across the whole borough. At around 1.7% of the complete Y7 capacity, this is extremely tight, and does limit parental preferences of schools in the area. Projected numbers are projected to rise steadily until 2022, and then plateau, leaving a requirement for places at year 7 of around 3,200 places from 2024 onwards.
77. Diagram 2 overleaf shows the projected demand for places in a variety of scenarios. The dark purple line is the Y7 secondary rolls (2005-2017) then projections (2018-2024) for Southwark. If Charter School East Dulwich does not expand to 8FE when it moves to the new site and, or if the Haberdasher's Borough School does not open – demand will exceed supply in September 2019 and September 2020 onwards.

Diagram 2



BACKGROUND DOCUMENTS

Background documents	Held At	Contact
Title of document(s) Cabinet report of 9 December: Gateway 1 - The Charter School East Dulwich (TCSED) procurement strategy	Capital Works, Regeneration, 160 Tooley Street, SE1 2QH	Omar Villalba – 020 7525 7573
Link: http://moderngov.southwark.gov.uk/mglIssueHistoryHome.aspx?lId=50009041		

APPENDICES

No	Title
None	

AUDIT TRAIL

Cabinet Member	Councillor Victoria Mills, Children and Schools		
Lead Officer	Bruce Glockling, Head of Regeneration		
Report Author	Omar Villalba, Project Manager, Regeneration		
Version	Final		
Dated	9 March 2017		
Key Decision?	Yes		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments Included	
Strategic Director of Finance and Governance	Yes	Yes	
Head of Procurement	Yes	Yes	
Director of Law and Democracy	Yes	Yes	
Director of Exchequer (for housing contracts only)	No	No	
Contract Review Boards			
Departmental Contract Review Board	Yes	Yes	
Corporate Contract Review Board	Yes	Yes	
Cabinet Member	Yes	Yes	
Date final report sent to Constitutional Team		9 March 2017	