

Public Consultation – Autumn 2018

Proposed Expansion of Fairfield First School

Introduction

Worcestershire County Council is consulting on a proposal to expand places at Fairfield First School. This document helps to explain the following:

- What is proposed
- Why it is being proposed
- The process for consultation
- Who is being consulted
- What happens at the end of the consultation period

Have your say...

The four week consultation period commences on Monday 12th November and closes at noon on Friday 7th December 2018. It is very important that all those involved have their say.

School Details

Address:	Fairfield First School, Stourbridge Road, Fairfield, Bromsgrove, Worcestershire, B61 9LZ
Telephone	01527 873081
Email	office@fairfield.worcs.sch.uk
website	www.fairfield.worcs.sch.uk
Status:	Community
Age Range	5 to 9
Number on Roll as at Oct 17	116

Background

Worcestershire County Council, as the Local Authority responsible for education provision, has a statutory responsibility to make sure that there are sufficient places to allow all of the children in Worcestershire who wish to attend a taxpayer funded school to do so. Taxpayer funded schools are those which are maintained by the Local Authority or receive funding direct from the government, such as Academies and Free Schools. Ensuring that there are sufficient places is known as 'Basic Need'.

The Local Authority monitors information on the number of school aged children as well as pre-school children. The information on known pre-school aged children comes from the Health Authority and allows the council and schools to plan for the future.

In 2017 the Local Authority began discussions to increase the number of places available in Bromsgrove First Schools in recognition of a higher than average number of pupils entering reception in 2016. A number of options were consulted upon to support this cohort throughout the time at first schools, and one of the options considered is to increase Fairfield First School from its current PAN of 23 pupils per year up to 30 per year. If approved this increase would take effect from September 2020.

Objective

The objective of this proposal is to provide additional primary school places in the Bromsgrove area to manage demand. The additional places will be of good quality and in a school which is popular with parents.

Benefits to the School

Fairfield First School is currently graded 'Good' by Ofsted and demand for places at the school has always remained high. In 2016, the school admitted 25 pupils into reception class in response to the higher numbers of pupils in the Bromsgrove educational district.

Moving to 30 pupils per year group would offer a number of potential benefits to the school such as:

- Further build upon the recent 'Good' Ofsted grading and continue to offer high quality education in the north side of Bromsgrove to accommodate more children in a village setting.
- Being able to assist in accommodating the increasing numbers across the town, alleviating previous admission issues by being able to take more children.
- Consistent organisation of classes (i.e. single aged groupings) to fit in with the majority of surrounding schools. This will help ensure activities such as curriculum development; school-to-school collaboration and moderation can be more easily accessed and will ensure rigour to all school judgements.
- Further increase the academic standards at Fairfield First School, with staff more able to focus upon single year groups.
- Make the school attractive to families across the town of Bromsgrove and surrounding locality with the removal of split age classes.
- It would go some way to ensuring the financial sustainability of Fairfield First for future years.

Pupil Numbers & Evidence of Demand

The table below shows the numbers of roll in the Bromsgrove Educational Planning Area since 2012

Year	R	1	2	3	4	Total
October 2012	661	669	652	639	633	3254
October 2013	630	670	675	646	645	3266
October 2014	691	633	673	681	640	3318
October 2015	677	703	643	673	677	3373
October 2016	729	680	705	649	673	3436
October 2017	700	734	683	702	655	3474

A bulge birth year entering Bromsgrove first schools in 2016 has created pressure on places. Schools across the educational planning area admitted 729 pupils in October 2016 against 730 places, leaving little room for families moving into the area or in-year movement. By October 2017 the number of children in that year group had increased to 734 against 730 available places, and demand continued to grow throughout the year.

The table below shows the numbers on roll at Fairfield First School since 2012

Year	R	1	2	3	4	Total
October 2012	23	23	23	23	19	111
October 2013	19	23	23	21	21	107
October 2014	23	22	21	22	21	109
October 2015	23	23	21	23	23	113
October 2016	25	23	24	22	23	117
October 2017	23	26	22	24	21	116

Proposed Admission Arrangements

It is intended to publish a Published Admission Number of 30 for 2020 reception intake. No other changes are proposed in respect of the admission criteria for this school.

Accommodation Required

A feasibility study has been undertaken to explore how best to expand the school building to accommodate the increase in numbers. One additional classroom would be required to increase as proposed. Additionally, there are two ageing mobile classrooms at this school that will likely require replacement in the very near future. The proposal has therefore been designed to meet both of these requirements with minimal disruption to the school. The proposal outlines a new three classroom block which will provide the additional classroom needed for expansion as well as the two new classrooms needed in replacement of the two mobile classrooms that will eventually be removed.

The feasibility report dated December 2017 (Appendix One) outlines the required changes to the school if the proposal went ahead and gives an estimate of the likely costs involved, along with a timeline for delivery.

If the proposal is supported, more detailed design work will need to take place to finalise the scheme ahead of seeking necessary planning approvals, and interested parties will also have the opportunity to comment on the design at that stage. The Local Authority will also look to work in partnership with the school towards delivering the necessary building work.

School Premises and Play Areas

Many regulations relating to school premises, including the level of playing field provision, have been dissolved or slimmed down by the Department for Education. Guidelines set out suggested areas for outdoor space but these are non-statutory. The Local Authority will make what it considers reasonable provision of outside space to support the learning and achievement needs of the children attending the school, taking account of site specific factors in each case.

The proposed removal of the two mobile classrooms currently situated on the school playground will release additional external hard play space, and the proposed new three classroom extension will be built on neighbouring land owned by the Local Authority, thus expanding the school site accordingly.

Funding & Cost

The estimated cost of this project has been identified as £1,258,646, which will be met from the Local Authority's Basic Need Capital Grant allocation it received from the Department for Education for 2018/19. However, this may be supplemented by any S106 contributions the Local Authority may receive arising from housing development in the area.

Travel and Accessibility

As part of the informal consultation run by the school in autumn 2017, some local residents expressed concerns about the impact of additional children on local traffic congestion at the start and end of the school day. This is a common concern for many school expansion projects, and as part of the Local Authority's decision making process, the School Governing Body was asked to take note of the concerns raised during the informal consultation. The Local Authority is satisfied that an open and transparent informal consultation was conducted by the school and that the Governing Body has taken note of the concerns raised. The Local Authority will continue to work closely with the school, who are proactive in encouraging parents and pupils to use sustainable methods of travel to and from school. A school travel plan will be submitted as part of any planning application for the proposed building works which will consider appropriate measures to help mitigate any local impact.

Equal Opportunity Issues

An Equality Impact Screening was carried out on this proposal. No issues were identified.

Proposal Consultees

This document will be made available to:

- Parents and carers of pupils attending the named schools
- Staff and Governors of other local schools
- Local District and County Councillors
- Immediate neighbours
- Local Member of Parliament
- Cabinet Member Responsible for Children and Families
- Any other known local stakeholder

Procedure for Responses

Please note that this four week consultation period commences on Monday 12th November 2018 and that responses must be received by noon on Friday 7th December 2018.

Anyone wishing to make a response to this proposal can either:

Submit your comments by completing the online response form available on the WCC website at www.worcestershire.gov.uk/schoolconsultations

Or write to

Provision Planning & Accommodation Team
Ref: Fairfield First School Expansion Proposals
Children, Families and Communities
PO Box 73
Worcester
WR5 2YA

Or e-mail

ppa@worcestershire.gov.uk

Decision Making

At the conclusion of this consultation period the Local Authority will consider evidence from the various sources in order to reach a considered view on the merits of the proposal, in particular:

- The quality of current education provision at the school
- How the proposed expansion might improve quality at the school
- Demand for places at the school or in the local area
- The cost and feasibility of required building works
- The response to the public consultation.

Any objections to the proposal will be considered on behalf of the Local Authority by the Cabinet Member with Responsibility for Education & Skills before a final decision is made on whether to proceed with the proposal.



**Bromsgrove
Fairfield First School**
Worcestershire County Council
**Feasibility Study -
Increase from PAN23 to PAN30**

BW40004W/QCA1/RP01
December 2017



Fairfield First School, Fairfield, Bromsgrove

Feasibility Study - Increase from PAN23 to PAN 30



Bromsgrove, Fairfield First School

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Document No.: BW40004W/QCA1/RP01
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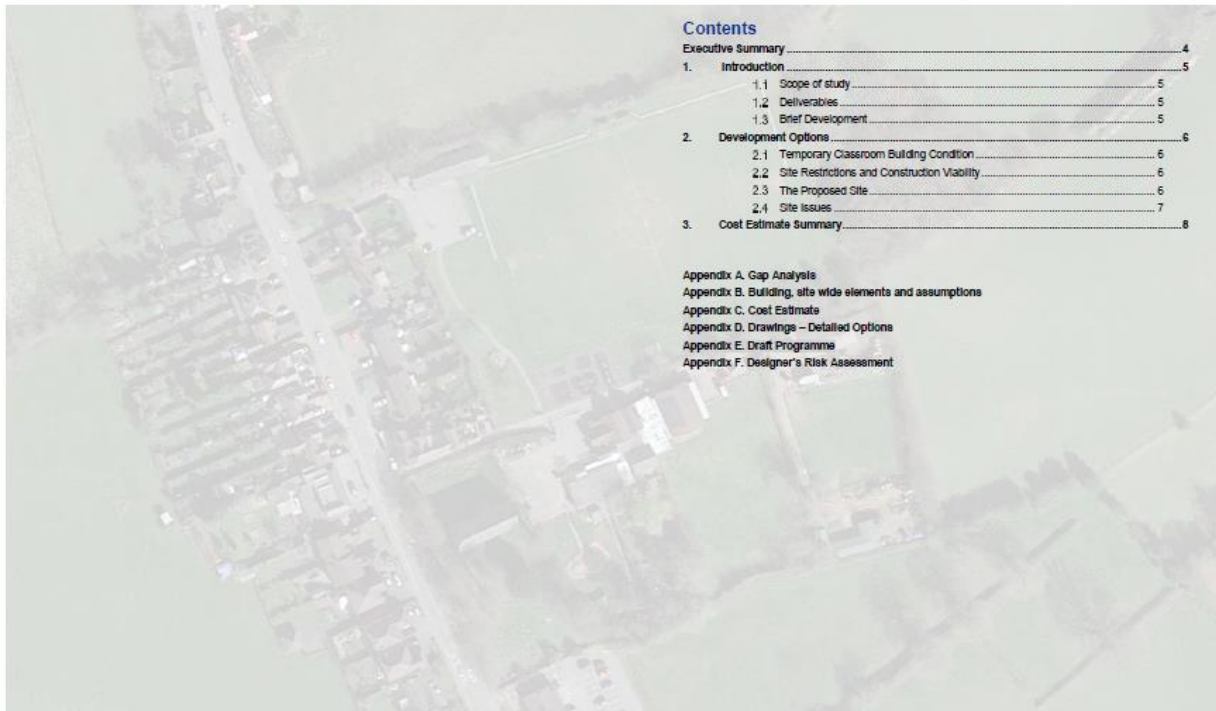
	Originated by	Checked by	Reviewed By
ORIGINAL	Karen Lewing	Robert Lewin-Jones	Dermot Galvin
Approved by	Dermot Galvin	As Project Manager I confirm that the above document(s) have been subjected to Jacobs' Check and Review procedure and that I approve them for issue. Initials	
DATE	04/12/2017	Document status	Final

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Document history and status

Revision	Date	Description	By	Review	Approved
0	04/12/2017	Report issued	Robert Lewin-Jones		



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Executive Summary

The Brief

Jacobs were commissioned by Worcestershire County Council, Directorate of Children, Families and Communities to provide a feasibility study for Fairfield First School, Bromsgrove to establish if and how the school's Pupil Admission Number (PAN) can be increased from 23 (0.76 form entry) to 30 (1 form entry).

The school currently has 4 classrooms with a total capacity of 117 pupils, for reception and years 1-4.

The site

The school has been extended from its original size and most recently with a new 150m² hall. However, it occupies a restricted site with the adjacent land having an unfavourable topography towards the farmland, a church yard to the front and the Parish recreation land and Community Centre to each side. There is therefore no scope to increase the size of the site. Site analysis shows the site is only 57% of the minimum area recommended for a 1 form entry (1FE) First school (based on areas extrapolated from Building Bulletin 103) however, the school benefits from the use of the neighbouring Recreation ground with an informal agreement with the Parish Council for their outdoor PE.

Additional accommodation

The minimum additional accommodation needed would be a single additional classroom giving a total of five classrooms. However, due to the site constraints and age of the temporary accommodation (a mobile with two classrooms) we recommend a three classroom extension. The current school accommodation is under the BB103 recommended total minimum for a 1FE of 965.5m² (605.66m² without the temporary accommodation and 803m² with).

In 2011 the school had a new hall with associated stores, boiler room and WC's which would support the proposed increase in pupil numbers. The boiler would have the capacity for the extension.

- Although one existing classroom is oversized (50.6m²) it is next to a multifunctional space so can accommodate 30 pupils.
- The new classrooms would be 62m² to suit Reception and KS1.
- Additional WC's and associated group space would be included in the extension for proximity.
- There is currently very little Hard Outdoor PE. The removal of the mobile would release valuable hard play space at the front of the school.
- There is no BMA.
- The proposed extension encroaches onto the currently leased land (shown in blue in Figure 1). Legal advice would need to be sought if notice is required to amend or negotiate the surrender of the tenancy.
- The extension is located to obviate the need to relocate the temporary building to accommodate the works.

Conclusion

It is possible to create the additional classroom space required on site for 1FE. The scheme would also replace poor condition temporary accommodation and address the lack of hard outdoor PE by providing three new classrooms. However, access to the site may restrict construction options and the lease to the required land would need to be negotiated.



Figure 1 Aerial View (Imagery ©2017 Google, Map Data ©2017 Google)

- School Site
- Adjacent Farmland owned by WCC

1. Introduction

1.1 Scope of study

This is a feasibility study for the possible extension of Fairfield First School, Bromsgrove, B45 8NG to increase the school from 0.75 form entry (PAN23) to 1 Form entry (PAN 30).

Originally Fairfield was a small school of two classrooms plus a hall constructed in about 1877 and was extended in the 1960s, 1970s, 2001 and 2003. In 2011 a large extension reconfigured the internal spaces and added a 150m² school hall incorporating stores, a boiler room, kitchenette, and WC's.

A temporary modular building provides two classrooms and has been on site since 1995 and is reported to be in a deteriorating condition. The school have timber clad the façade but this also looks tired.

The main school has pitched clay tiled roofs, flat felled and single ply roofs, loadbearing and non-loadbearing brick and rendered walls, aluminium and PVCu windows and aluminium and hardwood doors. Internally there are brick/block walls, timber and Formica-faced doors and concrete floors.

The school lacks hard outdoor PE space and permanent KS1 classrooms.

1.2 Deliverables

In this report, Jacobs are providing a gap analysis (to identify shortfalls in accommodation for the proposed increased PAN), sketch plans, a draft programme and a cost estimate.

1.3 Brief Development

Following a visit to the school on 18 October 2017, and a meeting with the Headteacher, a gap analysis (see Appendix A) was carried out to establish the minimum accommodation required to increase the PAN from 23 to 30 pupils. In addition to the requirement for one additional classroom, the gap analysis shows that the school does not have any other significant shortfalls in accommodation to support the additional pupil needs. However, the site has a considerable shortfall in outdoor space compared to the Building Bulletin in two areas: The lack of hard outdoor PE space and soft outdoor PE space.



Figure 2: The new school hall – the land slopes steeply away from the building



Figure 3: The double mobile occupies valuable hard play space to the front of the school



Figure 4: Site Access is restricted

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2. Development Options

Initially we looked to provide a single classroom on the school site, however, due to the age of the temporary classrooms building, a location for three classrooms was explored.

Options considered:

2.1 Temporary Classroom Building Condition

The double mobile has been on site since 1995 and although it has been well maintained and externally clad the school report that it is leaking, cold, damp and in need of external redecoration. The building does not meet current standards of thermal performance; it is expensive to heat in the winter and has limited ventilation in the summer. It occupies a valuable area of hard play which would benefit the shortfall at the school (as any other additional hard play would be at the expense of well-developed soft play area). An option to move the mobile to allow a permanent building in the same place was rejected due to the condition of the mobile and shortage of hard play.



Figure 6: The double mobile is sited tight up to the existing school and occupies valuable hard play

2.2 Site Restrictions and Construction Viability

The proposed site area for the extension is to the rear of the school. Although site access is restricted between houses and the boundary wall of the church yard this was successfully managed for the hall extension in 2011. Deliveries would need to be timed carefully and construction loads brought to site on smaller vehicles. Staff car parking would be unavailable and direct vehicular access for the tenant farmer to the field restricted for the duration of the work. The farmer would retain access to the field at the bottom through his adjacent field.



Figure 5: The restricted entrance to the school site will require careful management of construction deliveries
Image capture: Aug 2009 © 2017 Google

2.3 The Proposed Site

The proposed area for the extension is steeply sloping and a solution which takes into account the ground water conditions and use of the field is proposed. The extension would be raised on stilts with foundations and as the field is currently used for grazing animals including horses and cows some careful thought and structural advice would be required particularly if the field was to remain leased to the farmer. As rain water run off currently flows down the slope the proposal would not be to enclose the undercroft for storage but left open to drain, this will remove the requirement for a potentially expensive drainage solution and the potential for future damp within the building.



Figure 7: The steeply sloping field

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Figure 8: The proposed extension would continue level from the existing hall deck which would require steps and a ramp down to the ground level of the car park for access and escape.

2.4 Site Issues

Car parking:

The school currently has limited car parking onsite but has an arrangement with the Parish Council to park at the Recreation ground car park and the local pub.

With current lease arrangements there would be no additional car parking provided and some spaces lost to allow continued farmer access to the field. However, if the loss of direct access to the field can be negotiated permanently with the farmer, two new spaces could be provided.

Outdoor space:

The existing external deck to the hall would be extended to provide free flow space to the new classrooms. The school would also benefit from the hard play area at the front of the school having better proportions and be formally line marked for PE.

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3. Cost Estimate Summary

	Extensions and alterations
Construction Total	£1,059,829
Asbestos Survey and Removal	£4,000
Jacobs Fee Allocation ¹	£ 119,333 ¹
Surveys and Investigations	£18,000 ²
Fee Contingency	£ 10,596
Client PM – Place Partnership Ltd	£ 37,087
Allowance for Building Regulations and Planning Fees	£ 10,000
Total project cost (excl. VAT)	£1,258,846

Estimate excludes costs associated with securing land currently leased to the farmer

¹ Fee: Includes Architect/Contract Administration, Structural Engineer, M&E Service Engineer, Quantity Surveyor, Health & Safety (CDM Regulations Principal Designer), Acoustic Consultant as required, Landscape Architect, Sustainable Urban Drainage Design and Site Topographical Survey. Assume traditional procurement. Design and Build fees would in part be incorporated in construction cost.

² Surveys: Ground Geotechnical Investigation, ecology survey, Transport statement and travel plan support.

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Appendix A. Gap Analysis

GAP ANALYSIS	FAIRFIELD FIRST SCHOOL										
Pupils 150 at 1 FE	Number of Classes 6 per form of entry	Room Number	Room Size	Existing First School Provision			Model Provision (PAN 30)			REQUIREMENT (Excess)	Notes
				5 to 9 PAN 27	100	5 to 9 PAN 30	100	5 to 9 PAN 30	100		
Type of Space	Description	Room Number	Room Size	5 to 9 PAN 27	100	5 to 9 PAN 30	100	5 to 9 PAN 30	100	Requirement	Notes
Basic teaching	Year 1 class	10	20	1	20	1	20	0	0	Temporary Module	
	Year 2 class	10	20	1	20	1	20	0	0	Currently used by Y10	
	Year 3 class	10	20	1	20	1	20	0	0	Temporary Module. Currently used by Y10	
	Year 4 class	10	20	1	20	1	20	0	0	Currently used by Y10	
Open of class space	Open-plan area	10	4	0	0	0	0	0	0		
	Open-plan area	10	4	0	0	0	0	0	0		
Halls	Multi-use hall for PE	10	120	1	120	1	120	0	0		
	Multi-use hall for PE	10	120	1	120	1	120	0	0		
Learning resource area	Learning resource area	10	30	1	30	1	30	0	0		The library continues as a group room and music room.
	Learning resource area	10	30	1	30	1	30	0	0		Library Space
Total, temporary extra staff and administration	Classroom	10	1	1	1	1	1	0	0		
	Classroom	10	1	1	1	1	1	0	0		
	Classroom	10	1	1	1	1	1	0	0		
	Classroom	10	1	1	1	1	1	0	0		
Storage	Storage area	10	1	1	1	1	1	0	0		In mobile
	Storage area	10	1	1	1	1	1	0	0		See 2, 10 and 24 in the model
	Storage area	10	1	1	1	1	1	0	0		Storage
	Storage area	10	1	1	1	1	1	0	0		
Total technical storage	Technical storage	10	1	1	1	1	1	0	0		17 in temp module
	Technical storage	10	1	1	1	1	1	0	0		
	Technical storage	10	1	1	1	1	1	0	0		
	Technical storage	10	1	1	1	1	1	0	0		
Total staff/other storage	Staff/other storage	10	1	1	1	1	1	0	0		Staff in 17 and 18
	Staff/other storage	10	1	1	1	1	1	0	0		
Total non-technical	Non-technical	10	1	1	1	1	1	0	0		In mobile
	Non-technical	10	1	1	1	1	1	0	0		Storage 6, 10, 17, 18, 19, 20, 21
Total technical	Technical	10	1	1	1	1	1	0	0		
	Technical	10	1	1	1	1	1	0	0		
Total non-technical	Non-technical	10	1	1	1	1	1	0	0		
	Non-technical	10	1	1	1	1	1	0	0		
Total, with temporary extra	Temporary extra	10	1	1	1	1	1	0	0		Storage 10 to 100
	Temporary extra	10	1	1	1	1	1	0	0		

Appendix B. Building, site wide elements and assumptions

B.1 Site

The site is situated off the B4091 Stourbridge Road in the village of Fairfield near Bromsgrove. The school is mostly obscured from the road by large mature trees and Saint Mark's Church. To the rear of the school the fields slope steeply towards the open countryside.

The school occupies a tight site of approximately 0.46 hectares, with access in front of residential houses that have front doors opening directly onto the drive. However, the external spaces that it has are well developed for educational use and include a pond, Eco garden, tyre park and Forest School. The school lack formal external hard play where team games could be played.

B.2 Buildings

The school is single storey with traditional pitched roofed Victorian classrooms that have been extended with a mix of matching pitches or flat feet and single ply roofs. The use of the old school hall as a multifunctional space and large school hall gives the building a spacious feel that would not feel overcrowded with more pupils.

According to the condition survey, the permanent building is in generally very good condition, however there is some external and internal redecoration identified, minor jobs to the gutters and roof and some small mechanical and electrical items.

Figure 9: The existing raised deck in front of the hall has views across the open countryside



B.3 Asbestos

The asbestos register records asbestos to the exterior of the original school building soffits which may be affected by the proposed link with the extension. Further investigation would be required in areas of the

existing school built prior to the year 2000 as all new services would need to be brought through the existing school.

B.4 Planning Considerations

We would anticipate that the main planning issue associated with these proposals will relate to the designation of Green belt for Fairfield. However, a proposal to only provide one classroom and leave the temporary accommodation would be unlikely to be supported whereas as a proposal that includes the replacement of a temporary building and an increase in outdoor space will be viewed in a more positive manner.

The Planning officer noted, I am a little concerned regarding this site as it is in the Green Belt, and this is an extension to the school site with built development, albeit does replace the mobile classroom. Very Special Circumstances would need to be demonstrated. The site is also within the consultation buffer zone for a Major Ancient and Hazard Pipeline (the blast radius) of a national grid gas pipeline. Health and Safety Executive (HSE) would need to be consulted using their online tool. They usually automatically object to vulnerable people (children) being within the consultation buffer zone for a Major Ancient and Hazard Pipeline. If this is the case we would need to try and get a bespoke response from HSE, which has proven difficult in the past.

The site is also located within North-east Worcestershire Strategic Corridor, of the Emerging Minerals Local Plan (Policy MLP 3). The Emerging Minerals Local Plan Policy MLP 1 directs minerals development within the Strategic Corridor. The site appears to fall within a Minerals Resource Safeguarding Area, as identified by Figure 5.1 'Mineral Resource Safeguarding and Consultation Area' (see attached). Policy MLP27: 'Safeguarding Locally and Nationally Important Mineral Resources' seeks to safeguard Worcestershire's locally and nationally important mineral resources from needless sterilisation by non-minerals development. It requires all non-exempt development within a Mineral Resource Consultation area to provide whether the proposed development would result in sterilisation of some or all of the resource; and whether the mineral resource is of economic value. Therefore, this application may require a Mineral Assessment to accompany the application. Early consultation with Minerals and Waste Planning Policy would be required (email: Minerals@worcestershire.gov.uk).



Sport England would not be concerned as there is no loss of external sports space.

Figure 10: The school has close proximity with the neighbouring church.

B.5 Public Utilities and Services

Water, gas, foul drainage, telephone service and electricity supply services already exist on the site. An initial assessment has been made as to the capacity of the gas and electricity supplies to serve the new extension and it is deemed sufficient. The state of the foul drainage underground is not known.

B.6 Ecology and trees

An ecology assessment has not been undertaken for the site at this stage. However, the proposed extension affects areas which are mainly currently grassed. It is not proposed that any trees are affected by the proposals.

B.7 Archaeology

The Historic Environment Adviser at WCC has responded to say that there are no heritage assets of archaeological or built historic environment interest within the existing property boundary. There are also no heritage assets within the immediate environs of the school that may be affected by any proposed development/ extensions.

B.8 Highways

Highways officers have responded to our enquiry with the following comments:

The school is established and I am aware utilises the adjoining local centre for drop off parking.

- It will be necessary to assess the existing level of parking and compare it to the current staffing levels to see if there is sufficient capacity within the existing provisions to absorb the increase in staff. Otherwise a pro-rata increase in provision of 1 space per member of staff will be required. An inability to provide additional spaces would be a matter of concern.
- The travel plan will need to be refreshed.
- A proportionate increase in cycle and scooter parking provision will be needed on the site.
- A transport statement should be provided to review any local constraints and promote sustainable travel.

The feasibility costs include for cycle/scooter parking, a transport statement and assistance with updating the travel plan. The costs estimate does not include for any off-site highways improvement works.



Figure 11: The informal soft play area



Figure 12: The car park and field access to the rear of the site



Figure 13: The Forest School area

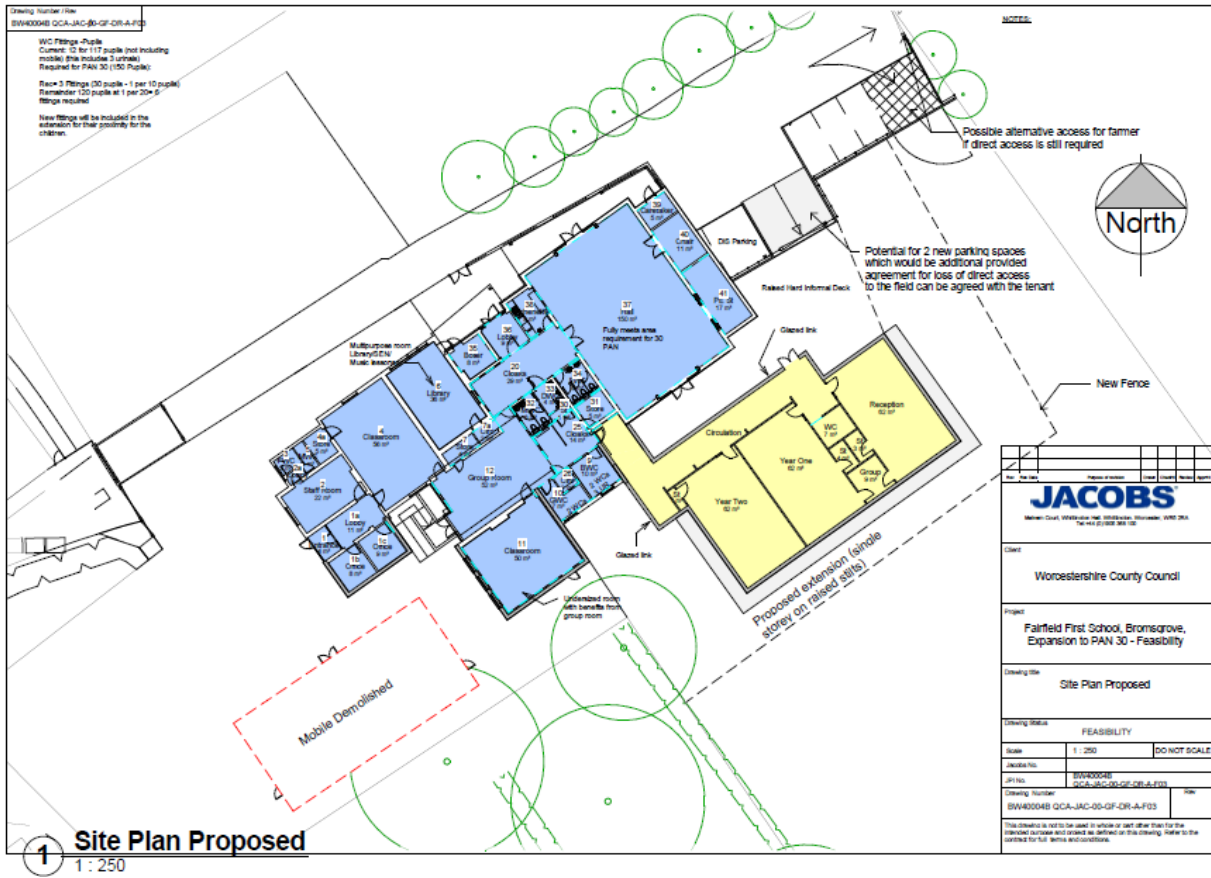
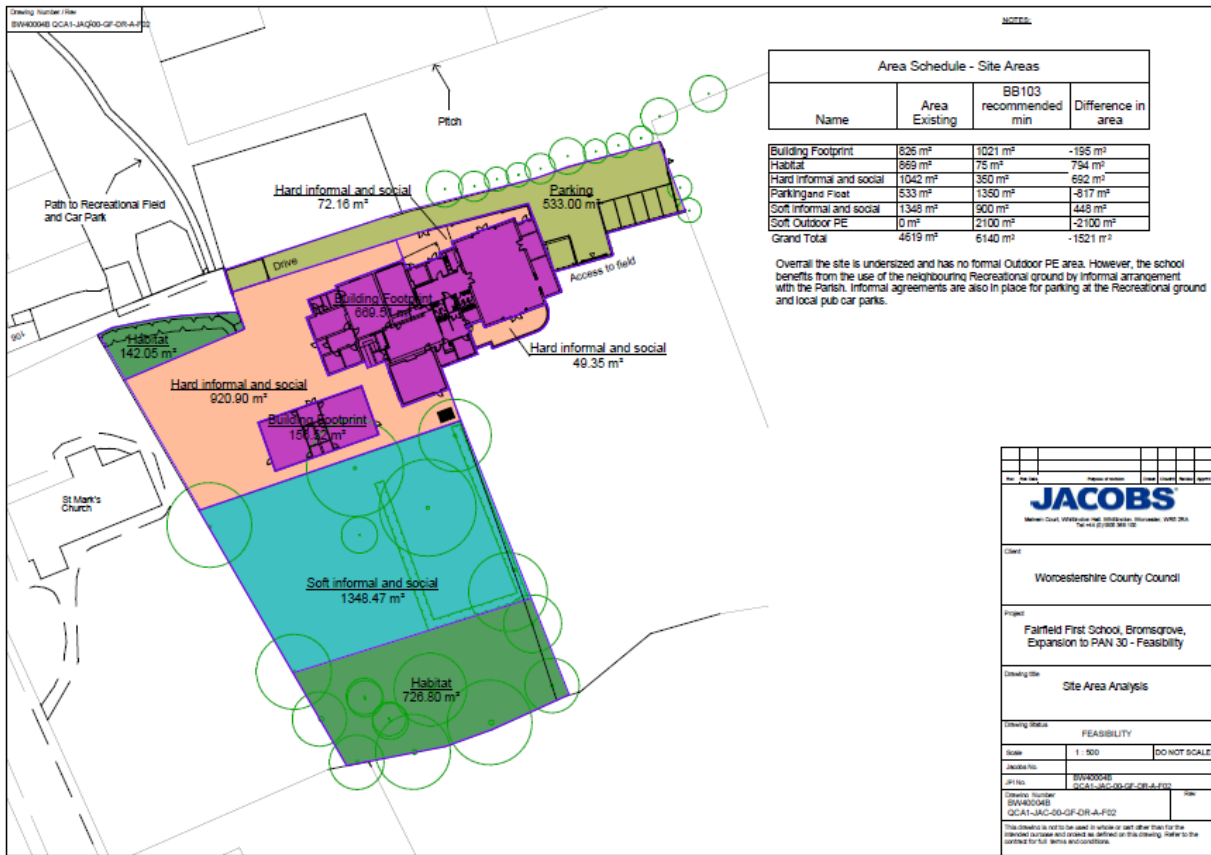
Appendix C. Cost Estimate

Fairfield First School Feasibility Estimate		JACOBS		Nov-23	
Extension to First School, Proposed Increase to the PAN from 23 to 30					
Profile %	12%				
Contingency %	1%				
Inflation Index	10%				
Base Date (2023)	2023				
Current Date (to 30/11/2023)	2023				
Construction Costs (Net of VAT)					
Primary School Extension (Related to Non-residential)	200 m ²	@	£ 2,800 =	£ 560,000	
Demolition Mobile Unit	220 m ²	@	£ 40 =	£ 8,800	
					£ 568,800
Building Allowance					
Building Allowance	2%	@	£ 694,000 =	£ 13,880	
Difficult Ground Condition Allowance	2%	@	£ 694,000 =	£ 13,880	
					£ 27,760
F&E					
Floor & Loose Furniture & Equipment (See elsewhere)	2 sum	@	£ 10,000 =	£ 20,000	
ICT Hardware	2 sum	@	£ 10,000 =	£ 20,000	
					£ 40,000
External Works					
New Informal Deck	140 m ²	@	£ 140 =	£ 19,600	
Make good area over mobile unit	140 m ²	@	£ 20 =	£ 2,800	
Fencing to rear of grounds	80 m	@	£ 60 =	£ 4,800	
Hardship to contractor of extension	80 m	@	£ 75 =	£ 6,000	
Cycle/Scooter shelter	2 sum	@	£ 3,500 =	£ 7,000	
					£ 39,200
Services works					
Electrical Service Works	2 sum	@	£ 14,000.00 =	£ 28,000	
Drainage	2 sum	@	£ 7,000 =	£ 14,000	
Drainage Infrastructure	2 sum	@	£ 7,000 =	£ 14,000	
Mechanical Works	2 sum	@	£ 114,000 =	£ 228,000	
Adapting existing complex adjacent mobile unit	2 sum	@	£ 5,000 =	£ 10,000	
					£ 384,000
				SUB TOTAL	£ 975,820
Contingency Allowance	1%	@	£ 975,820 =	£ 9,758	£ 46,761
Profile Allowance	12%	@	£ 215,820 =	£ 25,898	£ 35,118
				CONSTRUCTION TOTAL TO START DATE	£ 1,059,629
Admin					
Survey & Removal					4,000
Professional Fees					128,000
Mobile Unit Allowance (Unit 4)					18,000
Survey (Unit 2)					18,000
Fee Contingency					25,000
Planning & Building Regulations					20,000
Client PM - Place Partnerships Limited	6.5%				69,287
				Total Fee	£194,317
				TOTAL PROJECT COST	£1,253,946
				Costs are exclusive of VAT	
Notes:					
1. This Estimate is based on Jacobs Fee Schedule 2 set in Place Partner ship for Client. See Fee sheet					
2. Based on technical drawings, 3D BIM model, and program. Technical Statement is available from Jacobs					
3. The above is a provisional estimate based on RCB data for gross building area with provisional allowances for elemental work.					
4. Allowance cost will include for labour and filling.					
5. A mobile unit based on gross understanding of available and elemental costs is required for greater accuracy.					
6. Below site exclude costs associated with securing land currently owned by Jacobs.					

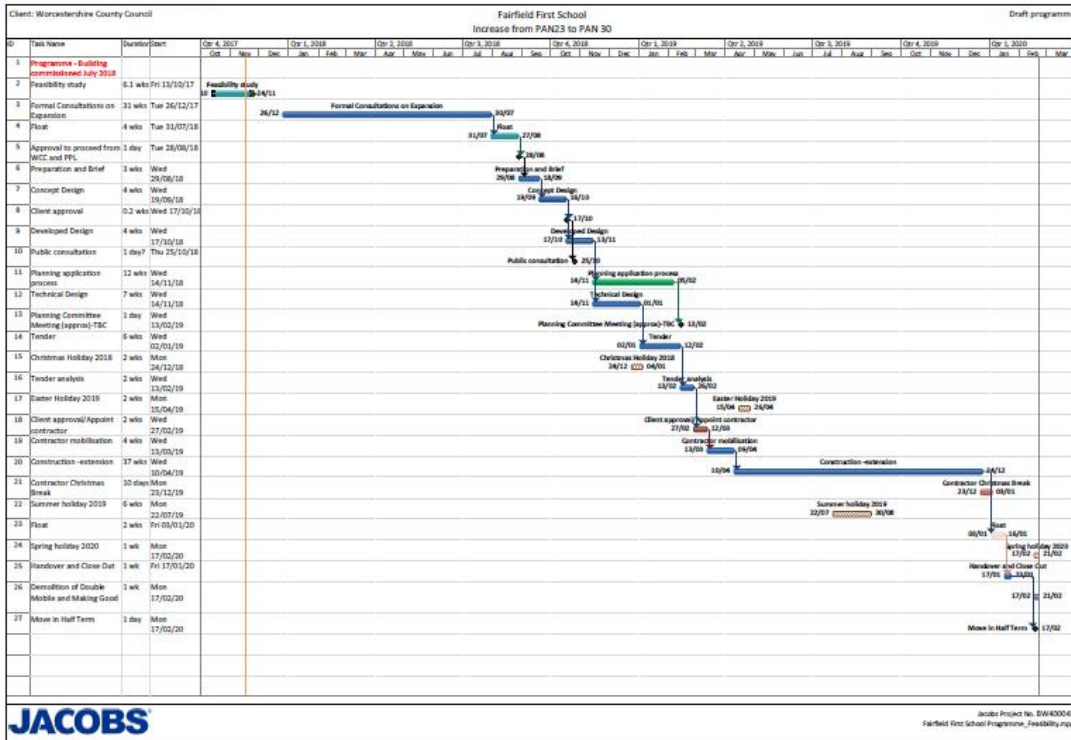
Appendix D. Drawings – Detailed Options

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Appendix E. Draft Programme



Appendix F. Designer's Risk Assessment

Update Critical Risk Table		Probability		Most Probable Severity (MPS) of Impact										Risk Rating							
1: Highly unlikely	2: Unlikely	3: Possible	4: Likely	1: Nil or slight injury / illness, property damage or environmental issue. 2: Minor injury / illness, property damage or environmental issue. 3: Moderate injury or illness, property damage or environmental issue. 4: Major injury or illness, property damage or environmental issue. 5: Fatal or long term disabling injury or illness, significant property damage or environmental issue. 6: Multiple fatalities and catastrophic event										NOTE: The purpose of Risk Rating is to determine which risks are significant. It is a subjective assessment and not an absolute or precise determination.							
Risk ID	Personal Review Description	Phase	Activity	Potential Impact	Person(s) Most at Risk	Prob.	Imp.	Initial Risk Rating	Discipline	Design Measures to Eliminate Hazard	Design Measures to Reduce Risk	Residual Prob.	Residual Imp.	Residual Risk Rating	Included on Drawing (M&E) or other doc. (y/n ref.)	Assess By	Target Date	Residual Target Date	Date Action Complete	Transfer Status	Comments
1	Feasibility	C	Contractor setting up site	Use of vehicles and construction equipment	Other staff/pupils	3	5	15	Accident	Use of contractor from public areas using site vehicle. PPE on all vehicles during school holiday period.	1	5	5	None as only relates to construction phase		Accident					Details to be clear within tender documentation.
2	Feasibility	C	Contractor issues traffic certificates to site during works	Contract with other road users and pedestrians	Public	3	5	15	Accident	Vehicle use requires restriction on times when vehicles are allowed to enter school site and end of school day.	2	4	8	Part of contract with contractor vehicles		Accident					Details to be developed and agreed.
3	Feasibility	C	Handover and close out of site	Handover and close out of site	Other staff/pupils	3	5	15	Accident	Handover and close out of site requires investigation during early stages of design.	2	4	8	Part of contract with contractor		Accident and contractor					Details to be clear within tender documentation.
4	Feasibility	C	Work within existing building	Structural - release of stress	Demolition	3	5	15	Accident	Adhere strictly to client's handover and close out of site.	2	5	10	None as only relates to construction phase		Accident and contractor					Details to be clear within tender documentation.
5	Feasibility	C	Working within existing building	Use of lifts from public areas, PPE, BSL etc.	Demolition	4	5	20	Structural and Civils	1. Specialist demolition contractor must be employed and not a general contractor.	1	3	3	Not applicable as this relates to activity of contractor.		Accident and contractor					Details to be clear within tender documentation.
6	Feasibility	C	Site Works	Site	Public	3	10	30	Structural and Civils	Check with client to ensure proximity and location of public.	1	3	3	Not applicable as this relates to activity of contractor.		Accident and contractor					Details to be clear within tender documentation.