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NOTICE OF MEETING

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CABINET PRIORITISATION SUB COMMITTEE

will meet on

FRIDAY, 5TH JANUARY, 2018

At 10.00 am

in the

MAY ROOM - TOWN HALL, MAIDENHEAD

TO: MEMBERS OF CABINET PRIORITISATION SUB COMMITTEE

COUNCILLORS SIMON DUDLEY (CHAIRMAN)
PHILLIP BICKNELL
DAVID COPPINGER (VICE-CHAIRMAN)
JESSE GREY

PRINCIPAL MEMBERS ALSO ATTENDING: COUNCILLOR TARGOWSKA

Karen Shepherd – Service Lead Democratic Services - Issued: Wednesday, 27 December 2017

Members of the Press and Public are welcome to attend Part I of this meeting. The agenda is available on the Council's web site at www.rbwm.gov.uk or contact the Panel Administrator **David Cook** 01628 796560

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AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
1.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence	
2.	<u>DECLARATIONS OF INTEREST</u> To receive any declarations of interest	5 - 6
3.	<u>MINUTES</u> To consider the Part I minutes of the meeting held on 17 May 2017.	7 - 10
4.	<u>CAPITAL PROGRAMME UPDATE - SCHOOLS</u> To consider the above report.	11 - 16
5.	<u>LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC</u> To consider passing the following resolution:- "That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting whilst discussion takes place on item 6 on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act"	

PART II - PRIVATE MEETING

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
6.	<u>MINUTES</u> To consider the Part II minutes of the meeting held on 17 May 2017. <i>(Not for publication by virtue of Paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972)</i>	17 - 20

MEMBERS' GUIDE TO DECLARING INTERESTS IN MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a DPI or Prejudicial Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in the discussion or vote at a meeting.** The speaking time allocated for Members to make representations is at the discretion of the Chairman of the meeting. In order to avoid any accusations of taking part in the discussion or vote, after speaking, Members should move away from the panel table to a public area or, if they wish, leave the room. If the interest declared has not been entered on to a Members' Register of Interests, they must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Disclosable Pecuniary Interests (DPIs) (relating to the Member or their partner) include:

- Any employment, office, trade, profession or vocation carried on for profit or gain.
- Any payment or provision of any other financial benefit made in respect of any expenses occurred in carrying out member duties or election expenses.
- Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.
- Any beneficial interest in land within the area of the relevant authority.
- Any licence to occupy land in the area of the relevant authority for a month or longer.
- Any tenancy where the landlord is the relevant authority, and the tenant is a body in which the relevant person has a beneficial interest.
- Any beneficial interest in securities of a body where:
 - a) that body has a piece of business or land in the area of the relevant authority, and
 - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

A Member with a DPI should state in the meeting: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations on the item: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Prejudicial Interests

Any interest which a reasonable, fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs the Member's ability to judge the public interest in the item, i.e. a Member's decision making is influenced by their interest so that they are not able to impartially consider relevant issues.

A Member with a Prejudicial interest should state in the meeting: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations in the item: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Personal interests

Any other connection or association which a member of the public may reasonably think may influence a Member when making a decision on council matters.

Members with a Personal Interest should state at the meeting: ***'I wish to declare a Personal Interest in item x because xxx'. As this is a Personal Interest only, I will take part in the discussion and vote on the matter.***

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Agenda Item 3

CABINET PRIORITISATION SUB COMMITTEE

WEDNESDAY, 17 MAY 2017

PRESENT: Councillors Simon Dudley (Chairman), Phillip Bicknell (Vice-Chairman), David Coppinger and Carwyn Cox

Also in attendance: Councillor David Hilton, Councillor Malcolm Beer, Councillor John Bowden and Councillor Gerry Clark

Officers: Mary Kilner, Russell O'Keefe, Alison Alexander, Craig Miller, Andy Jeffs, Wendy Binmore and Rob Stubbs

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Targowska.

DECLARATIONS OF INTEREST

None received.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 18 January 2017 be approved.

REPORT FROM CULTURE AND COMMUNITIES OVERVIEW AND SCRUTINY PANEL - THE BROCKET

The Chairman of the of Corporate Services O&S Panel had agreed to the urgent report being added to the agenda to allow proposals to be implemented as soon as possible.

Councillor Clark introduced the report and stated the Brocket was a Grade II listed building in a dilapidated condition and had not been used for the last seven years. It had been noted that alternative uses for the Brocket had not been considered and at that point it was decided to set up a Task and Finish Group to look at alternative uses for the Grade II listed building. The Task and Finish Group met on several occasions and the last meeting was held 21 March 2017.

The Task and Finish Group carried out an open consultation which received 150 responses and provided a steer towards possible uses for the building. The suggestions included a Hindu Community Centre, art museum, arts heritage centre apartments and artists studios. None of the responses were of a volume to give a clear preference or included any funding or proposition that would be viable. At the meeting held on 21 March 2017, the Maidenhead Heritage Trust and the Maidenhead Arts attended the meeting and were asked to produce viable options but, no submissions were made to the Task and Finish Group.

In Councillor Clark's view, there were three classes of use for the Brocket. One was the Brocket fit in with the Council's current plans where a need was identified that fit in with a current planned operational budgeted use, however, he was not aware of any

such scheme. A second use that had not be considered yet was to advertise the building for an outside project to use, but again, Councillor Clark was unaware of any such use that had come forward. The third potential option which was the default option was for the building to be developed. There had been a long consultation period which had been running since January 2017 but, that had failed to identify a specific, viable use which could be put forward to the Panel.

The Chairman expressed his thanks to the Culture and Communities Overview and Scrutiny Panel and to Councillor Stretton for the work that had gone into finding a suitable use for the Brocket. The Chairman queried if there was a use for the building within the Council. Alison Alexander, Managing Director confirmed that there was no use for current services within the Borough or in the future. The Chairman stated that no one had come forward with proposals for a financially supported use for the Grade II listed building. Councillor Clerk confirmed to the Panel that the building in its current state was worth approximately £1m but, after redevelopment could be worth £2.3m. The Chairman stated the net yield was 3.5% at market rent and that the revenue contribution to the RBWM Property company would be in the region of £80k per annum. He added that on the one side, there was the possibility of an uncosted community asset and on the other side was the prospect of the Borough receiving income from developing the building.

The Managing Director stated the previous use of the Brocket was as a pupil referral unit but, there was no need for it now. Councillor Clark stated as a Grade II listed building, its main feature was the hall structure, the staircase and railings. The building was from the arts and crafts movement period and was originally built as a private house. It was difficult to find an alternative use and the development of the building would preserve the listed features.

Councillor Bicknell stated at the moment it was work £1m on the open market. It worried him that it could be sold quickly. If the Borough converted it into dwellings, it would be worth £2.3m. the Chairman said he did not see the building as a community use. It sat in a quiet residential street on a large plot. He felt the council should go to an estate agent that dealt with high end properties and get them to value the building. It was not going to be somewhere that was developed as a single house which was more in line with the London market; here in Maidenhead, if the building was sold as it was the Chairman was worried about what would happen to it. Would a developer leave it to ruin. He added he did not feel it should be converted to affordable rented apartments, he stated any apartments should be let for market rents. The Chairman said estate agents views should be sought on the building if converted and configured to be sympathetic to the original features; input would also be sought from Ward Members including Cllr Stretton and the council would try and preserve the building as a heritage asset. Councillor Cox commented that was a sensible plan. The building was on Boyn Hill Avenue near to the train station. It was a very attractive building with good transport links. It would be interesting to see what an estate agent values the property at.

Russell O'Keefe, Strategic Director Corporate & Community Services confirmed that if the building was converted to apartments for affordable rent, the income would be approximately £60k per annum. The Chairman stated it was an £80k per year building therefore, it would be sympathetically developed as apartments for private rent. Councillor Hilton stated it was not a challenge for the council to rent as it fit into the council's portfolio well and would generate income moving forward. Cllr Bicknell agreed that the building would become an asset generating income for the council.

The Chairman stated he wanted to know if there was a market for a single dwelling or, should the council develop it into flats. Councillor Bowden queried the figures for market rent as he had a look at one bedroom flats in the area which were selling for almost £1m; he suggested the building could be worth up to £4m. the Chairman confirmed the property was approximately 5,000 square feet in size which worked out at approximately £500 per square foot; he suggested the building was worth approximately £2.5m - £3m and that the council needed expert advice in that matter.

UNANIMOUSLY RESOLVED: That the Cabinet Prioritisation Sub-Committee noted the report and:

- i) Considered the suggested potential uses for the Brocket in Appendix 8 to identify whether the suggested use(s) fall into category a), b) or c) and then determined the preferred option:**
- ii) The Panel agreed a further option that Cabinet would like to proceed with the sympathetic conversion of the Brocket to apartments that would be rented at market value.**

LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC

The meeting, which began at 9.00am, finished at 9.55am

CHAIRMAN.....

DATE.....

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Agenda Item 4

Report Title:	Capital Programme Update – Schools
Contains Confidential or Exempt Information?	No.
Member reporting:	Cllr Natasha Airey, Lead Member for Children’s Services.
Meeting and Date:	Cabinet Prioritisation Sub Committee 5 January 2018
Responsible Officer(s):	Kevin McDaniel, Director of Children’s Services.
Wards affected:	All

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REPORT SUMMARY

1. In July 2016, Cabinet approved a growth in the capital budget for secondary school places to £29,600,000 for expansions at six schools including programme design and risk contingency of £3,700,000. This programme was designed to meet the demand arising from the population growth currently passing through the primary school system.
2. This report sets out the detail of the tender returns for the last scheme – at Furze Platt Senior School and seeks Cabinet approval to accept the tender.
3. The overall expansion programme is within the overall budget set – with potential savings of up to £2,000,000, if the remaining risk elements are minimised.

1. DETAILS OF RECOMMENDATIONS

RECOMMENDATION: That Cabinet notes the report and approves the recommendation to accept the tender from Beard Construction for Furze Platt Senior School in the sum of £6,747,340.

2. REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

- 2.1 The Borough has previously committed to invest £29.6m to provide 1,380¹ more secondary school places across the borough through the expansion of six academy schools: Windsor Girls, The Windsor Boys School, Dedworth Middle, Charters, Furze Platt Senior and Cox Green. Section 4 sets out the details of that expansion and the current costs relating to each scheme. Furze Platt is the final scheme in the programme to be approved, so overall programme costs are now available, and are within budget. (See Table 4).

Furze Platt Senior School

- 2.2 The scheme at Furze Platt is part of the secondary expansion programme to provide 60 more places each year, 420 in total. The scheme comprises a new block of 17 classrooms including science labs, and a new hall. Due to the shortage of space on the site, the new teaching block will be located where there are currently old modular buildings – this has increased the number of

¹ For clarity, this calculation is based on any sixth form year groups counting as full year groups.

classrooms needing to be built. In addition to this contract there will be a refurbishment and remodelling of the kitchen / dining areas.

- 2.3 Tenders have been analysed by the technical team, and errors and omissions corrected. The quality of tenders has been assessed and interviews held with each contractor. After consideration of all the facts the lowest tender, from Beard Construction, is recommended for approval.

Table 1: Tenders received for Furze Platt Senior School

Company	Tenders received	Final agreed tender figure
Beard Construction	£6,571,322	£6,747,340
Brymore Contractors	£7,118,060	£7,168,061
Farrans Construction	Withdrew	NA
Frencon (Glenman Corporation) Ltd	£7,658,628	£7,667,628
Neilcott Construction	£6,705,004	£6,870,901
Thomas Sinden Ltd	£7,286,860	£7,357,360

- 2.4 The total project cost, including fees, surveys, an estimate for kitchen/dining alterations and a contingency, totals £8,600,000 which represents £20,476 per place. The budget approved for Furze Platt School in July 2016 was £8,000,000 plus a portion of the £3,700,000 Risk and Contingency budget for developing all the schemes in the programme. This scheme will be within that budget.

Table 2: Options for Furze Platt Senior School

Option	Comments
Accept the tender from Beard Construction . Recommended.	This would enable the whole scheme to proceed.
Re-tender, hoping for even lower costs.	This would be a considerable risk, with little likelihood of success. It would put the programme back to an unacceptable timescale for admitting the additional pupils.

3. KEY IMPLICATIONS

Table 3: Key Implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
The scheme will be built on time.		Scheme is built by Sept 2019.			Autumn 2019

4. FINANCIAL DETAILS / VALUE FOR MONEY

- 4.1 Table 4 sets out the latest position of the secondary expansion programme with two schemes complete, two schemes started and the final two schemes about to start. The overall programme is within budget, although there are a few outstanding risks to the overall cost envelope. 1) A four week delay to the start of the Dedworth Middle school project due to planning pre-start conditions. 2) Unknown costs for Highways works outside school sites. These

are being clarified with colleagues prior to budgets being proposed. 3) The possibility that temporary classrooms may be required at one or more schools if further delays occur at any of the sites, or if demand for places for September 2018 changes. These risks should be contained within the remaining contingency, and as risks are cleared, potential savings of up to £2,000,000 may result - this will be reported through the normal capital monitoring process.

Table 4: Entire Expansion Programme

	School	Growth pupil places (per year and total)		Original Budget £m	Likely total project cost. £m	Projected Cost per place* £	Status
1	Windsor Girls (Outstanding)	30	150	2.3	2.0	13,333	Complete
2	Windsor Boys (Requires Improvement)	30	150	1.8	1.7	11,333	Complete
3	Charters (Outstanding)	30	210	4.3	4.51	21,476	Started
4	Cox Green (Good)	30	210	4.7	5.8	27,619	Started
5	Dedworth Middle (Good)	60	240	4.7	4.9	21,416	About to start
6	Furze Platt Senior (Good)	60	420	8	8.6	20,476	Awaiting tender approval
	Total known costs - all schemes				27.51		
7	Risk & Contingency (incl £130k budget approved for Newlands scheme.)	-	-	3.7	2.0		To cover unknown possible delays and Highways costs,
	Total	240	1,380	29.5	29.5	19,275	

* The national average figure is £18,281, based on schemes built between 2012 and 2016.

4.2 Table 5 sets out the confirmed basic need grant for the next three financial years.

Table 5: Confirmed Basic Need Capital Grants

Basic Need Capital Allocations (£)	
2017-18	2,348,302
2018-19	1,500,874
2019-20	1,572,213

5. LEGAL IMPLICATIONS

- 5.1 Planning permission has been granted for Furze Platt Senior School.

6. RISK MANAGEMENT

Table 6: Risk Management

Risks	Uncontrolled Risk	Controls	Controlled Risk
Unforeseen costs arise during the projects due to either time delays or high demand for places.	Medium	All relevant surveys have been undertaken during the design stages.	Low

7. POTENTIAL IMPACTS

- 7.1 There are no staffing or sustainability impacts for the Royal Borough arising from this proposal. An Equality Impact Assessment is not required.

8. CONSULTATION

- 8.1 The borough consulted local residents on the future of secondary school provision in the borough, in autumn 2014. The outcome of this consultation was reported to Cabinet in December 2014. Schools involved in the expansions programme have been consulted in depth regarding the amount of accommodation required at their school, and on the design for the expansion at their school.

9. TIMETABLE FOR IMPLEMENTATION

Table 7: Timetable for implementation for the Furze Platt expansion scheme.

Date	Details
Approval of tenders.	January 2018
Start on site	February 2018
Completion	Autumn 2019

- 9.1 Implementation date if not called in: immediate.

10. APPENDICES

- 10.1 None

11. BACKGROUND DOCUMENTS

- 11.1 Tender analysis report.

12. CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Commented & returned
Cllr David Evans	Deputy Lead Member	20 12 17	
Alison Alexander	Managing Director	20 12 17	
Rob Stubbs	Section 151 Officer	20 12 17	

REPORT HISTORY

Decision type: Key decision	Urgency item?
Report Author: Ann Pfeiffer, Service Leader, School Support Services, 01628 796364	

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Agenda Item 6

By virtue of paragraph(s) 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

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