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To: Cabinet – 5th December 2011

Subject: The Duke of York's Royal Military School

Classification: Unrestricted

Summary: This report seeks approval to submit the Feasibility study (outline business case) for The Duke of York's Royal Military School to PFS and the DfE to progress to the next stage and commence the procurement from the PFS Contractors Framework to select a Contractor to deliver the Academy works.

Introduction

1. (1) The Duke of York's Royal Military School, Dover, transferred to Academy status on 1st September 2010. Before this it was an independent school which was run and funded by the MOD.

(2) The sponsor of the Academy is the Secretary of State for Defence. The School is co-educational and the sponsor's overall vision is for a high quality, exclusively full-boarding Academy which will have military ethos, character and traditions and will be primarily focussed on providing continuity of education for the children of those serving in the Armed Forces.

(3) KCC is not a sponsor of the Academy and does not place students at the school, so KCC is only acting as a procuring agent for Partnerships for Schools (PFS). All costs will be covered by DFE; details of this are listed in appendix 1.- EXEMPT- NOT FOR PUBLICATION - Paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended, refers

(4) The site is over 150 acres with more than 40 buildings, including 10 boarding houses, plus a significant amount of staff housing. There are 16 listed

buildings, a new 6th form boarding house for 60 students and a refurbished boarding house (following a fire).

(4) Following the change of Government, the development of this academy was put on hold while the funding available was reconsidered. Following site visits by the DFE and the adoption of a new approach to calculating the funding, there was a reduction in the funding available. Details of the funding allocated are included in appendix 1

Process and Programme

2. (1) The BSF and Academies team, with Gleeds as technical advisors and Cube as Architects, have been working with the Academy to develop initial options for redeveloping the site. This has taken into consideration the state of the existing buildings to determine what facilities could be re-furbished and which need to be replaced.

(2) These initial options have been costed to demonstrate which would be affordable, this takes into account a number of initial surveys. The new build rate used to cost the options is based on a rate advised by the DFE as part of the cost saving exercise carried out by the DFE when determining the funding allocated. The rate for refurbishment is based on the conditions survey. It is unlikely that this rate will be able to achieve the same standard as was achieved under the Building Schools for the Future programme.

(3) Work has been carried out to look at how the redevelopment could be phased to reduce the need for temporary accommodation during the build period.

(4) The options have been discussed with the relevant planning authorities, Kent Highways and Sport England. This has allowed us to determine the deliverability of the schemes, as well as affordability.

(5) A control option has been chosen to develop in more detail. This option will be put forward in the Feasibility Study (a streamlined version of Outline Business Case previously produced at this stage in a projects development) to demonstrate how the funding could be used to deliver an affordable scheme to meets the Academy's requirements.

(6) The Feasibility Study will be issued to Partnerships for Schools (PfS) for their review and approval on behalf of the DFE to move forward with the project. Once this approval is received the procurement to select a Contractor to deliver the Academy works will commence.

(7) In parallel with the completion of the Feasibility Study , there will be a 'Bidders Open day' to gauge the market interest in the scheme. The procurement documentation (preliminary invitation to tender (PITT) and Invitation

to Tender (ITT)) will also be produced so this is ready to issue once the Feasibility Study is approved.

(8) The first stage of the procurement is to invite all of the 11 panel members of the PfS Contractors Framework (Southern Region) to take part in the local competition by submission of a response to the PITT. This is then evaluated and 2 panel members are shortlisted from this response to proceed to the next stage.

(9) The 2 panel members will then have 8 weeks to engage in 6 – 8 design workshops with the Academy to develop a scheme for their bid submission.

(10) These bids will be evaluated by the KCC BSF and Academies team, with our technical advisors and the Academy, to shortlist the bidder that will become the Selected Panel Member. There will be an opportunity for a Member to be involved in the evaluation process should they choose to do so.

(11) The Selected Panel Member will then submit the planning application and subsequently continue to develop the scheme in detail so that they can produce contractor's proposals for the Design and Build Contract.

(12) Before KCC can enter into a contract with the Selected Panel Member, a Final Business Case will be submitted to PfS to confirm that they will be funding the scheme. At this point Cabinet will be asked to authorise the submission of this business case and to authorise the signing of the contract with the Selected Panel Member.

(13) It is estimated that it will take at least four months for the Selected Panel Member to develop the scheme to the level required to enter into the contract. This however could take significantly longer if the planning process becomes complicated.

(14) The current target is to sign contracts in autumn 2012 so that the construction works can be completed in summer 2014.

Related Issues

3. Further details about the scheme including financial information can be found in appendix 1.

Next Steps

4. The Feasibility study will be issued to PfS and amended as required by them. Once approved, the project will move into the procurement stage.

Recommendations:

6. (1) Members of the Cabinet are asked to AUTHORISE the submission of the Feasibility study for The Duke of York's Royal Military School to PfS and DFE.

(2) Members of the Cabinet are asked to AUTHORISE the commencement of the procurement from the PfS Contractors Framework to select a Contractor to deliver the Academy works and then to progress through the next stage of the process to develop detailed designs, progress the planning application and finalise contracts.

(3) to NOTE that the BSF, PFI and Academies Board will be updated on progress and final approval to enter into contracts will be sought from Cabinet

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Additional Documents: Appendix 1

Other Useful Information: N/A