



**Nottinghamshire  
County Council**

# Building Schools for the Future



**CLASP report – update for PfS January 2009**  
Version 1 – 20<sup>th</sup> January 2009

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## Executive Summary

This paper sets out the difficulties faced by Nottinghamshire in planning for its BSF Programme due to the high incidence of the CLASP type building stock in use across the secondary school estate. The CLASP buildings are widely considered to be beyond their design life and the paper provides compelling evidence that to bring the existing CLASP stock up to required standards e.g. in relation to meeting current building regulations and acoustic standards etc., the cost of doing so is approximately **94%** of new build costs. Moreover, it argues that to refurbish would not only fail to deliver learning environments that support the Authority's transformation vision for Nottinghamshire.

The County Council is also concerned that, with the pressures currently faced in the private sector market that should the Nottinghamshire BSF programme contain a high incidence of CLASP refurbishments this would be unattractive to potential bidders due to the inherent additional risks, lifecycle / maintenance costs and unsatisfactory educational outcomes that could be delivered in the refurbished environments.

Whilst many local authorities are faced with issues that would require a certain proportion of their estate to be new build through BSF, we believe it is the scale of the issue that makes Nottinghamshire a unique case. The standard Funding Allocation Model (FAM) is insufficient for Nottinghamshire to deal adequately with its CLASP issue. The 50:35:15 methodology leaves a funding gap in the Nottinghamshire tranche 1 programme in respect of CLASP replacement in the order of £20m. The percentages of CLASP in future waves vary slightly from tranche 1, however using the same methodology but utilising the different proportions of CLASP build gives a total in the region of £85m funding gap spread over the entire programme.

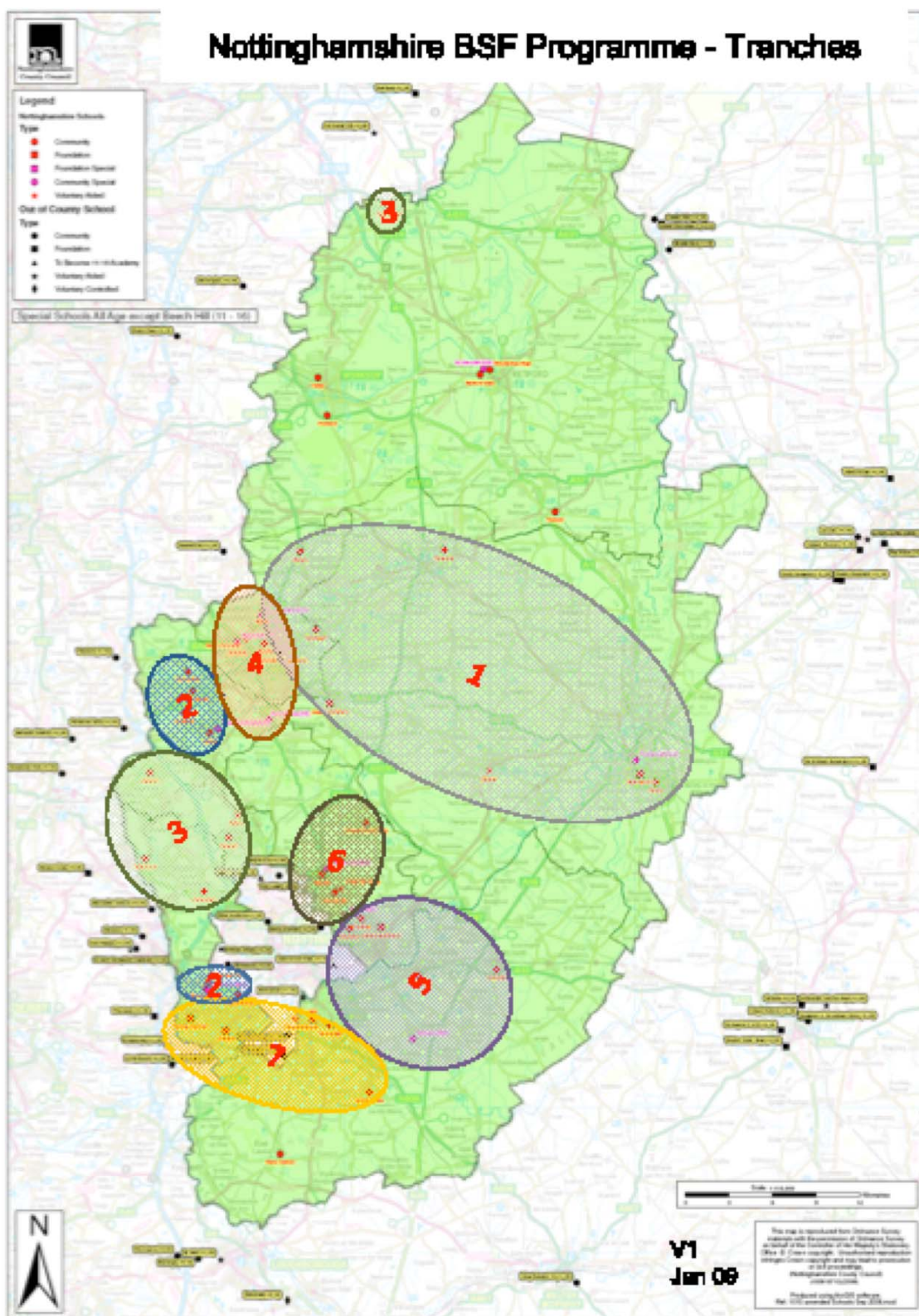
The paper sets out the journey the Authority has made in its BSF planning to date and what options it has considered – at the macro and micro level – in seeking to mitigate or find ways around this issue.

## Section 1 - Nottinghamshire Vision

### ► [Summary of Nottinghamshire's BSF Programme](#)

Nottinghamshire joined the BSF programme as a Wave 6 authority in May 2008. The first priority for BSF investment is a tranche of schools in an area described as the Rural Coalfields a largely rural area running from the eastern part of the County around Newark-on-Trent and sweeping northwards and westwards towards Mansfield. This first tranche of BSF investment will impact on 6 mainstream secondary schools, 1 special school and the Nottinghamshire Learning Centre which is registered as a Pupil Referral Unit (PRU). Prioritisation of this tranche of schools was initially recommended by DCSF in 2005. It continues to be wholly in line with the refined guidance in respect of prioritisation and is based upon factors including deprivation and educational outcomes. Nottinghamshire remains committed to this initial priority investment of BSF resources.

A map showing the proposed tranches of schools within the Nottinghamshire BSF Programme is attached overleaf. The tranches as shown are as set out the Expression of Interest recently submitted to the DCSF.



► **Summary of Vision**

In Nottinghamshire we believe that we shall transform the life chances of the children and young people of the County by delivering the five Every Child Matters outcomes. When all children and young people are safe and fulfil their potential to become and remain healthy, when all enjoy their learning and achieve to their true potential and when all make an active

contribution to their communities according to their abilities and are well prepared for economic independence in line with their true capacities, then we shall have overcome the effects of poverty and disadvantage. When the ECM outcomes are delivered we will ensure that the potential of every child and young person is fulfilled. Transformation is not something separate and special to which we aspire – it is the basis of the work of Children and Young People's Services. The BSF dividend is that we shall be able to transform outcomes for our children and young people at a higher level than ever before.

This determined commitment to transform is at the heart of the Vision Statement of the Nottinghamshire Children and Young People's Partnership:

*"We will work together to provide integrated services for all children and young people of Nottinghamshire aged 0-19 to improve their life chances and to help maximise their potential".*

Transformation has already begun in Nottinghamshire. Over the last three years our key stage results have improved at a faster rate than those nationally. However, our overall results remain below the national average and those of our statistical neighbours. A key concern is the gap in attainment for our most vulnerable young people, which is the biggest in the country. BSF will drive our transformation and improvement faster and further and the investment in our estate and ICT that BSF delivers will help us remove some of the barriers to transformation that currently exist.

We have set out a "pathway to integrated services" which we are now following to bring together all the council services and partnership working which contribute to fulfilling the vision. We are committed to (and promote) a set of values which we believe underpin the vision for integration. They involve a commitment to work actively with the children, young people and their families, and their wider communities. The range of learning and of services on offer must have relevance to the lives of children and young people to enable them to achieve their potential. BSF investment will help us create learning environments that deliver this vision.

We are committed to helping create learning communities where young people feel safe and their needs as learners and as people are understood. BSF investment will help us create schools which are welcoming to the learner, their families and the communities they serve. Through BSF we will create communities where learning is both shared and valued.

Above all, we shall use the vehicle of transformation and our BSF investment to improve outcomes for **all** the children and young people of Nottinghamshire.

## **Section 2 - Nottinghamshire Context**

### ► [Size and Geography of Estate](#)

Nottinghamshire is a large rural county and covers an area of 2,085 sq km (805 sq miles). It has a population of just under 766,400 people and a workforce of 360,000. The largest concentration of people is found in the Greater Nottingham conurbation, the suburbs of which lie mostly in the administrative area covered by the County. The other main centres of population around the county are the towns of Mansfield, Kirkby-in-Ashfield, Sutton-in-Ashfield, Newark-on-Trent, Worksop and Retford. About a fifth of the population live outside the main centres, mostly in small, dispersed towns and villages. The density of population is about 3.6 persons per hectare, ranging from over 35 in the urban areas to below 3 p/ha in rural parishes.

There are currently 345 schools across Nottinghamshire, including 46 secondary schools and 11 special schools. The authority organises its provision within 7 districts. Significant reorganisation has taken place over the last 15 years to move to a two tier, rather than three tier system throughout. There is also continuing rationalisation of school places as a response to demographic changes. The Authority recognises the value of diversity in school governance and there are a range of federations (both hard and soft), faith schools, foundation schools and specialist schools across the county. The LA has established its first academy in the Mansfield area and is considering options for developing future academies and national challenge trust schools across the estate.

This on-going rationalisation of school places has resulted in the closure of 4 secondary schools in the past 7 years – two of which fall into the area covered by our tranche 1 BSF Programme. We will continue to explore other opportunities for further rationalisation as part of our wider Estates Strategy and Asset Management Planning processes (whilst the total population of the county is expected to grow by 3.8% by 2013, the number of 0-19 year olds is forecast to decline by 3% over the same period). However, the geography of the county and the dispersed nature of a large number of our secondary schools, which are the focal point for many of our more rural communities, does mitigate against this. We are seeking to ensure that the capacities of our schools developed through BSF match the local demand for places, that they remain of a viable size, and – in line with our vision - that they are developed as learning communities where young people feel safe and their needs as learners and as people are understood.

► [Deprivation profile, attainment levels and spread of attainment](#)

Nottinghamshire is a County of contrasts with extremes in respect of its levels of deprivation. Rushcliffe Borough, for example, is one of the 10% least deprived areas of the Country whereas Mansfield is amongst the 10% most deprived.

Similarly educational outcomes vary significantly with the attainment gap between those children eligible for free school meals and those not being the largest in the Country.

Whilst the performance of Nottinghamshire's secondary schools is improving the size of the attainment gap is not reducing. Although the gap between Nottinghamshire and national benchmarks is closing it remains just below national levels. Pupils in Nottinghamshire make less than expected levels of progress between key stages. Nottinghamshire's KS2-KS3 and KS2-KS4 contextual value added (CVA) scores are 99.5 and 99.7 respectively. Nottinghamshire's CVA scores are the lowest among its group of similar authorities and are in the bottom quartile nationally.

As previously stated the achievement gap between vulnerable groups of pupils and their peers is wider in Nottinghamshire than that nationally. Children eligible for free school meals are almost 3 times less likely to achieve 5 good GCSEs including English and Maths than those not eligible for free school meals. Pupils with special educational needs (SEN) are 4 times less likely to secure good outcomes than those without SEN, whilst just over a third of Black Caribbean pupils secure good outcomes compared to over 43% of their peers.

Rates of absence and exclusion in Nottinghamshire secondary schools are above those recorded nationally, although rates are falling. In Nottinghamshire 7.56% of secondary school sessions were missed during 2007/08, a reduction from 8.55% in 2006/07.

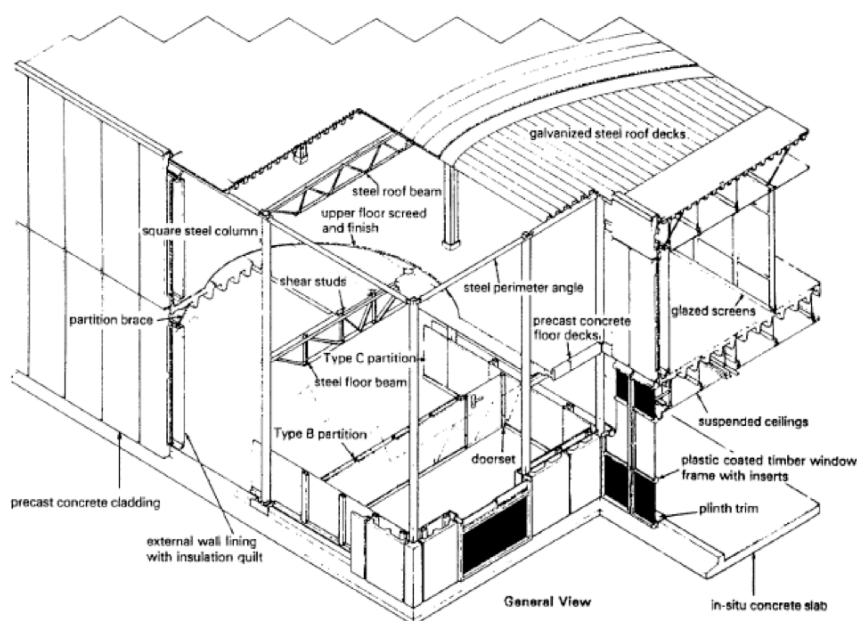
The level of persistent absence (pupils absent for more than 20% of sessions) in Nottinghamshire secondary schools has fallen from 7.8% in 2006/07 to 6.2% in 2007/08. Nottinghamshire currently has 14 secondary schools identified by the DCSF with persistent absence problems (a persistent absence level of more than 7%).

Nottinghamshire sees the investment that BSF could bring to its schools as key in achieving step change in performance in the areas of underperformance highlighted above. Whilst new schools will not answer all the problems we believe they can and will help deliver transformation in all of these key areas of challenge.

► **CLASP Estate**

► **Summary of CLASP**

CLASP stands for Consortium of Local Authorities Special Program. It was set up in the 1950s to deliver schools quickly and cheaply using pre fabricated system build to satisfy the demands of the post war population boom for education buildings. At the time it was introduced in Nottinghamshire CLASP was seen as an attractive building solution. The key advantage of the system was it could accommodate mining subsidence with little damage, and was therefore used extensively in coal mining areas such as those found in Nottinghamshire. There are different marques of CLASP but all have a lightweight steel frame with relatively short spans, cross bracing, and a slab which acts a diaphragm. The insulation levels are poor, but were in accordance with regulations at the time, with lightweight external cladding. CLASP buildings have a 60 year design life, which many have now reached.



Cross-section of a typical CLASP building

► **Extent of CLASP**

Evidence provided by CLASP (now SCAPE) indicates that Nottinghamshire has more CLASP buildings than any other local authority by a factor of 3 (see report at Appendix 1). Across the schools in tranche 1 of our BSF Programme, this results in over 67% of the estate being CLASP alone, with a small proportion of other forms of system build, mobile classrooms and an overall deficit in BB98 area in addition to this. Whilst clearly all local authorities will be faced with such buildings that would require a certain proportion of their estate to be new build through BSF, we believe it is the scale of the issue that makes Nottinghamshire a unique case. The standard Funding Allocation Method (FAM) of 50% new build is insufficient for Nottinghamshire to deal adequately with its CLASP issue. This would not be the case for any other local authority.

The overall proportion of CLASP across the secondary school estate in Nottinghamshire totals some 56% with other forms of system build, mobile classrooms and taking this up to almost 65%. Across the 7 tranches that were set out in the Authority's recently submitted Expression of Interest, the proportion of CLASP and other forms of system build etc. across the existing estate ranges between 52% and 80% (excluding consideration of any deficit of area that might require additional new build), with the greatest proportion in tranche 7.

► [Technical options for CLASP](#)

The CLASP system proved to be an economic and quick method of providing education buildings relying on diaphragm action both horizontally and vertically for overall structural integrity. However it is relatively inflexible with regard to making alterations and revisions to create modern day environments for learning. There are invariably solutions to such requirements but these are usually governed by such issues as cost. It is unrealistic on a lightweight (Agremont certified) structure like this to remove columns as it would compromise its integrity. (See report at Appendix 1 for more detail on this).

Due to the structure it is difficult to alter room sizes without making them significantly oversized or undersized. Corridor spaces are often too narrow and these are integral to the structure in many cases. Hence they are very difficult to alter, and often result in inefficient remodelling.

Some of the problems with developing and altering a CLASP building to provide a modern 21st Century learning environment include:

- inflexible grid causing steel columns and bracing to inhibit the creation of present day space standard in accordance with DCFS BB98, preventing transformational educational visions from being realised through shortcomings in design;
- diaphragm slab prevents significant drainage alterations as the slab cannot be cut for a drainage runs without compromising structural integrity;
- grid has construction zones for components to prevent conflict between these components. To satisfy these modern standards such as insulation & acoustics these zones would be compromised;
- extending or altering CLASP steelwork (particularly column positions is expensive & complex. The whole frame acts as a single unit, and components would have to be specially hand made and, in addition, the slab has specific reinforcement to take the column loads, which can not be augmented at a later date as they are integral to the slab;
- internal finishes and external skins are not up to present day standards of acoustic and thermal performance so would need replacing or substantial upgrading. Under floor insulation is not an option, preventing full compliance with present day regulations;
- some system components contain significant amounts of asbestos products which become exposed by the most minor of alternations. These are difficult and very expensive to strip out without demolishing the building. After asbestos removal demolition costs are relatively low, and much of it can be recycled.
- earlier marques had timber floors and roofs which are likely to be rotting, requiring total replacement;

- changing live loads on multi-storey buildings (i.e. changing uses of rooms) can be restricted by the existing structure's original design parameters.

The Authority has a long experience of managing its CLASP estate and seeking to deal with issues such as those listed above and working within the limitations of the existing buildings. It has successfully transformed a CLASP built former school building for the Nottinghamshire Learning Centre (NLC) and is proposing to refurbish one of the existing CLASP buildings for the Newark base of the NLC as part of the BSF proposals. This works largely because the NLC requires small, discrete learning spaces, the like of which can be designed from a CLASP building. It is opening up of the building into large agile spaces that has proven to be impossible to achieve effectively. Indeed discussions with colleagues from CLASP (now SCAPE) have failed to yield any positive examples of how a CLASP building has been transformed in this way through BSF. We have seen examples of excellent refurbishments (e.g. at York University, where the halls of residence have been modernised) but the have not involved the transformation of the sort of large learning spaces to which Nottinghamshire schools aspire.

Coventry City Council, who, according to data provided by SCAPE, is the local authority with the 6<sup>th</sup> largest number of CLASP building projects, is proposing to “eliminate virtually all of the CL:ASP buildings” within its BSF proposals. Its SfC2 document argues that CLASP buildings “suffer from all the usual problems associated with system building in that [post-war] period: ... lack of insulation, solar gain, acoustic problems and relatively inflexible layouts”. It adds that they also have “problems associated with asbestos ... and therefore even minor maintenance (or works such as IT cabling) can be extraordinarily costly and time-consuming to carry out safely”. Nottinghamshire's experience concurs with this analysis and we too would wish to eliminate CLASP buildings through BSF.

Further detailed technical information about CLASP construction can be found in the full CLASP report at appendix 1.

### **Section 3 - High Level Options Appraisal**

Nottinghamshire County Council has a strong vision for transforming learning through BSF, which was developed within our SfC1 document and judged to be 'good' by the DCSF. In acknowledging the need for this vision to fit within an affordable solution and in recognizing the difficulty for Nottinghamshire in achieving this within the confines of the CLASP issue, the Authority reviewed a number of high level alternative options to assess whether / to what extent the transformation vision could be achieved through other means that renewing the school buildings.

The options considered were:

#### **(a) Do Nothing**

This was not considered to be a viable option in practice.

#### **(b) Rationalizing the Schools' Estate**

As mentioned earlier in this report, there has been considerable rationalization of provision in the area of the County covered by tranche 1 schools over the past 10-12 years. Firstly the previous three-tier system of education within Newark-on-Trent was rationalized and reorganized into a two-tier system to match the rest of the County and subsequently two secondary schools within the administrative district of Newark & Sherwood have been closed as part of the on-going management of school places as

part of the Authority's pupil place planning, estate management, and asset management strategies.

This on-going rationalisation of school places will continue though there is no scope for further rationalisation within tranche 1. Moreover, the rural nature of much of the county and the dispersed nature of a large number of our secondary schools that results from this does mitigate against the sort of large scale rationalisation that would be required to deliver an affordable solution, whilst maintaining the integrity of the vision around developing our schools as learning communities, where young people feel safe and their needs as learners and as people are understood.

Thus this solution was rejected as being unable to achieve the desired transformational change.

### **(c) BSF Re-profiling**

Two options were considered in this regard; increasing size of wave 1 and / or changing school prioritisation. However, given the current make-up of tranche 1 continues to be wholly in line with the refined guidance in respect of prioritisation and is based upon factors including deprivation and educational outcomes, neither of these options yield as attractive an option. Moreover, given the extent of CLASP-built schools across the county, it is impossible to sensibly re-prioritise in such a way that alters significantly the extent of the CLASP affordability.

Thus this solution was rejected as being unable to achieve the desired transformational change.

### **(d) A wholly ICT focused BSF Programme**

ICT is at the heart of the Authority's vision for BSF. Themes such as personalized flexible learning, a skills-based curriculum and the importance of integrating ICT are strong themes within the vision. Similarly a high focus on the use of ICT and the decision to embed inclusion in learning environments accessible to all students, disabled or otherwise has been agreed as consistent objectives across all schools in the County.

All of these agendas have a profound impact on the design of space and the way it is arranged. Nottinghamshire sees ICT as a fundamental delivery agent of the transformation that we are seeking to achieve, however we do not believe that ICT on its own could be the solution.

Our school estate is such that we are now having to spend more and more money to patch together buildings which have reached the end of their operational life. Many of these buildings are either CLASP or other system builds that do not lend themselves to refurbishment and the inclusion of new ICT infrastructure. It is hard to argue a case that would put 21<sup>st</sup> century ICT into buildings that are absolutely unsuitable for modern working and learning.

Thus, whilst acknowledging the fundamental role that ICT will play in achieving the vision, a solely ICT based solution was rejected as being unable, of itself, to achieve the desired transformational change.

### **(e) Transforming Learning Environments within BSF**

Ultimately it was felt that the BSF dividend for Nottinghamshire could not be achieved without investing to transform the existing learning environments within our schools; to achieve a profound impact on the design of space and the way it is arranged. In 21st century learning environments, people movement is entirely different. The extent to which staff and students can decide how to learn and in what size groups is fundamental. The ability to control light and acoustics well supports this agenda and very importantly the cultural foundations which support inclusive learning mean that a much wider range of needs must be met within a space. It is self evident that in their present state, CLASP buildings fall well below the standards required to deliver this type of learning.

In concluding that this was the optimum option for Nottinghamshire, the following sections describe the process the Authority has completed during SfC2 to reach a preferred option for developing each school /site and the associated costs of pursuing this.

## Section 4 Detailed Qualitative and Quantitative Options Appraisal

During SfC2, options were devised for the development of each school site in tranche 1, taking into consideration the educational vision and drivers of each school, the condition of existing buildings and the suitability of each school site to deliver the emerging local authority and schools visions.

Ultimately three options were worked for each site<sup>1</sup> as follows:

- Option 1: This option establishes a baseline for the BSF programme in each school. Described as *Minor Refurb*, it is effectively the option that would seek to continue maintaining the buildings in their current state with a light touch refurbishment; effectively, the 'Do Nothing' option. The outcomes achieved through this option are broadly what could be achieved for the basic FAM at 50:35:15 proportionality i.e. very little transformational change; more a programme of building maintenance.
- Option 2 This option was developed through dialogue and site visits with PfS and sought to retain a proportion of the existing CLASP buildings at each site. This option is described as *CLASP utilisation* as it ultimately creates BSF schools that would retain 13% of the CLASP estate within an overall proportionality of 71:21(13 CLASP):8.
- Option 3 This is the preferred (*Control Option / Optimum Solution*) that demolishes almost all of the existing CLASP buildings and provides for a post-BSF estate comprising 84% new build; 8% deep refurbishment and 8% light refurbishment. This is the solution that best provides the transformed learning environments that meet the schools' and local authority visions.

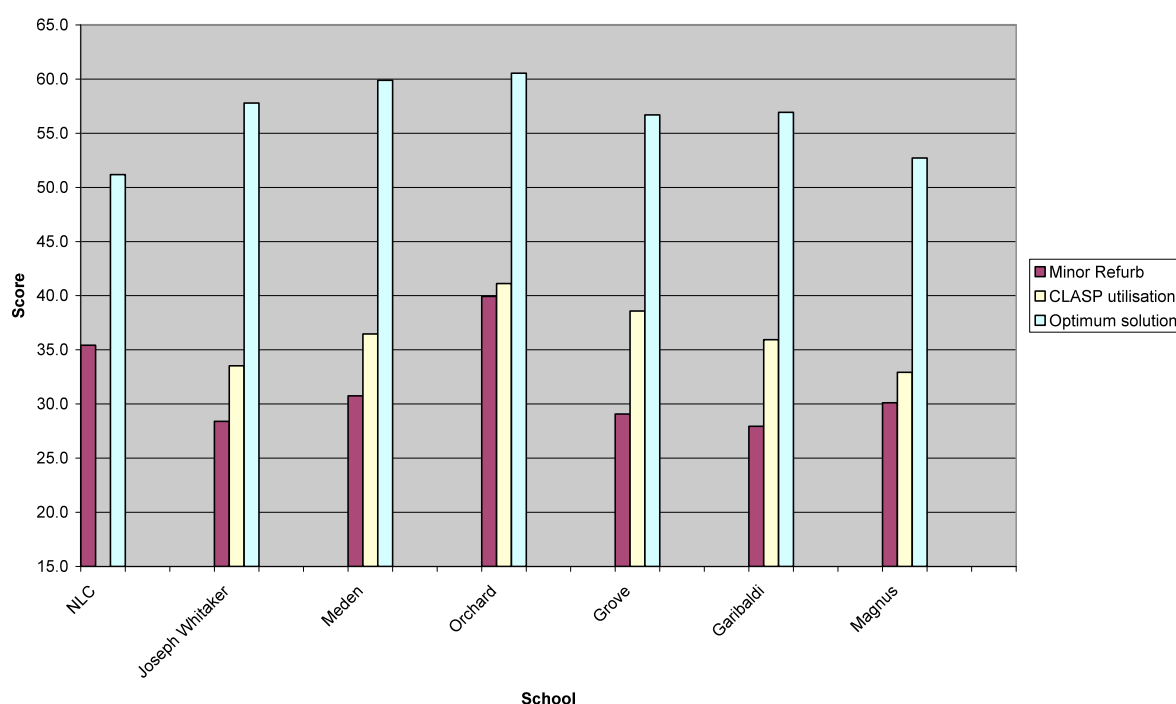
The three site options were assessed against a range of 18 educational, technical and project management criteria, drawing on the experience of key local authority staff and external advisors. The criteria were weighted to ensure that the educational criteria were worth half of the maximum score to reflect the importance of transforming learning. Colleagues who participated in the evaluation included those leading the transformation

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<sup>1</sup> Each school has been considered with the exception of the Dukeries which is being developed as an academy for which the education partner has not yet been determined.

agenda in Nottinghamshire and those working with schools to develop their visions, together with others with backgrounds ranging from youth services and SEN to construction and programme management.

The scores for each option for each school are shown in the chart below. The general trend is that the Option 2 (*CLASP utilisation*) scores (range 33-41) were much closer to the Option 1 (*Do Nothing / Minor Refurb*) scores (range 28-35) than they were to the option 3 (*Control Option / Optimum Solution*) scores (range 52-61). Although the differences in the educational component of the scores were substantial it is worth noting that the technical scores were significantly higher for the optimum solution than they were for the other two options. Amongst other things, this reflects the complex build programme / phasing that would inevitably be required to deliver the refurbishment option as opposed to the new build solution.



An assessment of the estimated costs of each of the above options has also been undertaken to assist in the overall evaluation of options. In particular the cost differential between the various options has enabled us to compare costs and outcomes for each option at each school.

- Option 1: As mentioned above, the costs associated with this option is broadly equivalent to the basic [50:35:15] FAM level of funding, which, as set out in Section 6 of this report and based on the most recent pupil data shared with PfS, provides a total of c£102m
- Option 2: The overall cost of this option has been computed using the PfS rates within the FAM for each of the schools' respective proportions of new build, refurbishment and minor works as set out in the table overleaf. The element of refurbishment that refers to an existing CLASP building has been costed at 94% of the new build rate as this reflects the proportionate cost of refurbishing

a CLASP building to meet such as Building Regulations and modern acoustic requirements etc. In addition, the standard [£400K] allowance for abnormals at each site has been increased by an appropriate amount to cover the additional time and temporary accommodation required to deliver this option that are not required in relation to option 3 below. On this basis, the overall cost of this option are estimated to be £125m

Option 3: The overall cost of this option has been computed on the same basis as option 2 above. No refurbishment has been costed at the CLASP rate (although the control option for the Nottinghamshire Learning Centre is to relocate to the CLASP building currently occupied by Orchard Special School, the Authority is prepared for this small amount of CLASP to be funded at the standard PfS refurbishment rate). Abnormals have been assumed at the standard [£400K] allowance at each site and do not attract the additional [time and accommodation] abnormals that have been applied to option 2 above. On this basis, the overall cost of this option is, as set out in section 6 of this report, estimated to be £122m

The higher cost of option 2 arises because the marginal saving in basic construction cost by refurbishing an element of the existing CLASP estate is more than offset by the additional abnormal costs that will arise as a result of this option necessitating a longer, phased period of construction, together with the need to provide temporary accommodation whilst existing teaching spaces are taken out of use to be refurbished.

In general, refurbishing CLASP is likely to cost more than new build, due to the following factors:

- a) There is a reduction in efficiency of space when reusing accommodation (i.e. corridors in wrong place, partition positions lead to oversized rooms etc) therefore additional area is required (we have assumed 10%)
- b) There will in most cases be more contractor time on site, due to additional phasing or alternatively temporary accommodation costs. This is exacerbated on compact sites such as Garibaldi. We have captured this on the Phasing diagrams enclosed within appendix 3.
- c) On some of sites temporary accommodation costs will increase due to differing types of accommodation required.

In addition there is likely to be higher maintenance costs, higher demolition costs (due to care required for partial demolition), we may find the CLASP steelwork in poor condition. This option will also be much less attractive to the market, as PFI providers will not want to work with older buildings with their higher risk factors.

#### **Working Assumption re:Abnormals:**

For the purposes of comparing the respective costs of options 2 and 3, abnormals have been assumed at the standard PfS allowance of £400K per site. This may or may not prove to be a wholly accurate assessment but is considered a valid working assumption at this stage. It also enables a proper comparison of costs in that it provides a consistent basis from which to add-in the additional abnormal costs for time and provision of temporary accommodation that will be required to deliver option 2 but which would not apply to option 3.

Further work will be completed during OBC to confirm the actual amount at each site. Given the amount of asbestos removal, it is considered highly likely that £400K will prove

insufficient (The Council's current academy project, procured using PfS' National Framework, attracted abnormalities totalling over £1.1m which included additional monies for asbestos based on actual costs of asbestos removed from CLASP-built secondary schools that were recently demolished as part of a grouped schools PFI scheme.

Full details and plans used as part of the options evaluation are included at Appendix 3.

In addition, a summary of the overall cost and area analysis for each school is provided overleaf.



## Section 5 Impact on Future Tranches / Waves

As highlighted earlier in this report, the extent of CLASP buildings in future tranches is reasonably consistent and remains at a very high percentage. Thus the current CLASP affordability issue is not restricted to tranche 1; it will recur in each future tranche.

Applying the same assumptions and methodologies to future tranches (i.e. based on extrapolating the CLASP proportions across the wave), the estimated financial impact on future waves is estimated at £85m.

Further work will be undertaken to finalise this figure as we develop more detailed options for future tranches. Indeed, as part of our on-going BSF planning activities, the Council will also review high level options analysis as set out in section 3 of this report as part of its preparatory work for each tranche to ensure, for example, that options for rationalisation of estate across that tranche to minimise the extent of the CLASP issue, has been fully explored

## Section 6 Additional Funding Requirement

An indicative Funding Allocation Model ('FAM') was received from Partnerships from Schools ('PFS') in July 2008 entitled 'Wave 6 FAM - Nottinghamshire v1.0' (the 'Indicative FAM'). This FAM was based on the Readiness to Deliver documentation developed by Nottinghamshire County Council ('NCC'). The PFS FAM assumed:

	PfS FAM
Number of schools within Wave	9
Ten year pupil projections <sup>1</sup>	7,047
New build:Refurbish:Remodel	50:35:15

<sup>1</sup> Pupil assumptions for individual schools provided in Appendix 4

The PFS FAM set an initial funding envelope, in January 2008 prices, as follows:

£million	Capital	funding	ICT	(Capital)
PfS FAM		96.104		10.218

### Strategy for Change Indicative Funding

During the Strategy for Change ('SfC') stage, NCC undertook further work to confirm the FAM input assumptions. This included, in conjunction with PFS:

- assessing the 10 year pupil projections
- confirmed the schools to be included in Wave 1
- identifying pupils with Special Education Needs ('SEN') who were schooled within the mainstream.

Having undertaken this analysis, NCC instructed its financial advisors, Ernst & Young LLP ('Ernst & Young'), to prepare a FAM entitled '20090119 Notts FAM\_revised pupil

numbers\_50-35-15' (the 'Updated FAM') to reflect the updated position. The Updated FAM assumes:

	Updated	FAM
Number of schools within Wave <sup>1</sup>		10
Ten year pupil projections <sup>2</sup>		8,922
New build:Refurbish:Remodel		50:35:15

<sup>1</sup> The number of schools within the Wave was increased to include Minister School (ICT funding only)

<sup>2</sup> Pupil numbers have increased by 1,875. This is reconciled as 1,600 pupils at Minister School (ICT funding only) and 275 pupils across other schools.

Using the updated pupil numbers and the PfS funding assumptions, the Update FAM set a funding envelope, in January 2008 prices, as follows:

£million	Capital funding	ICT	(Capital)
Updated FAM	102.867		12.937

#### **Additional funding required to meet the CLASP funding gap**

The project team has also undertaken an Options Appraisal to assess the preferred level of new build required at each school in Wave 1, taking into account the CLASP design issues. The required level of new build, refurbishment and remodelling for each individual school is shown in Appendix 1.

The Updated FAM has been updated to reflect these percentages and renamed as the CLASP FAM. The CLASP FAM, entitled '20090119 Notts FAM\_revised pupil numbers\_individual split' assumes:

	CLASP FAM
Number of schools within Wave	10
Ten year pupil projections <sup>1</sup>	8,922
New build:Refurbish:Remodel <sup>2</sup>	Individual to each school

<sup>1</sup> Pupil assumptions for individual schools provided in Appendix 3

<sup>2</sup> Individual newbuild, refurbishment and splits shown in Appendix 3

Using the updated pupil numbers, the individual new build percentages per school and the PfS funding assumptions, the CLASP FAM set a funding envelope, in January 2008 prices, as follows:

£million	Capital funding	ICT	(Capital)
CLASP FAM	122.761		12.937

## **Indicative assessment of additional abnormal requirements**

NCC has undertaken indicative work to assess the impact the CLASP design will have on the level of abnormal funding required for the Wave 1 estate. The CLASP design utilises significant elements of asbestos and 'pitch fibre' drainage. Consequently, NCC believes that to deliver the preferred option, the level of additional abnormal funding required will exceed the base PfS allocation assumption of £0.400 million per school for additional abnormals. However, whilst initial work has been undertaken, it is currently not possible to quantify the overall additional abnormal funding which will be required. Work to quantify this figure will continue throughout the OBC stage.

### **Summary**

The overall additional funding requirement for Wave 1 as a result of the CLASP issue is £19.894 million, in January 2008 prices. Furthermore, it is currently assumed that additional funding will be required to resolve CLASP specific abnormal issues, although it is not possible to quantify this funding requirement without further technical survey work.

## **Section 7 Impact on Programme Timelines**

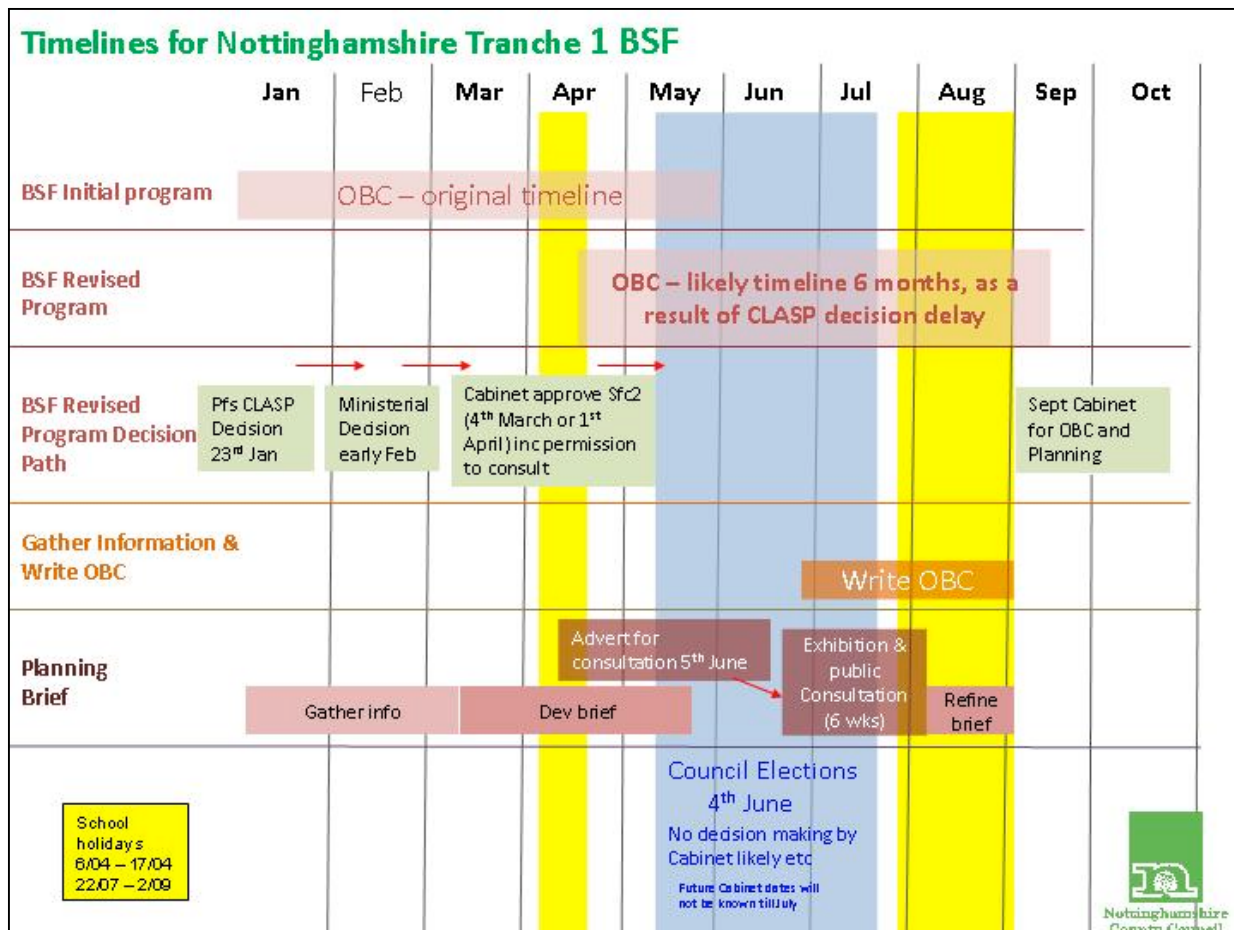
The Authority fully appreciates the magnitude of the CLASP issue – within its own BSF programme, and also in relation to the role of PfS and DCSF in delivering the national programme across the country. However, despite our best endeavours to work with PfS to achieve a resolution that would enable our BSF programme to maintain its original timetable, this will clearly not now be achieved.

The fact that resolution remains outstanding has already impacted on the original, outline timescales that were based on submission of SfC2 in December 2008 and OBC in May 2009. Recent discussions with PfS have recognised that the OBC timeline cannot be achieved and that a revised submission deadline of September / October 2009 for our OBC is now more realistic. There are County Council Elections in June 2009 involving a period of purdah and subsequent settling in of a new Council administration that will very likely result in there being no realistic opportunity for formal approval of an OBC, or of detailed Planning Briefs, before the [political] summer recess and school holiday period. The original OBC timeline would have provided an opportunity for the approval of the OBC prior to the council elections; missing this 'slot' effectively moves the approval process on 4/5 months.

This revised timeline is based upon there being a timely, and positive, resolution of the CLASP issue, thereby enabling completion of the SfC2 document for submission to County Council Cabinet in March 2009. If SfC2 is delayed beyond this and/or the outcome is not positive and thus starts to unravel some of the Authority's (and schools') SfC work, then a further review of the high-level timelines would need to be undertaken. The Council has, to date, been prepared to continue with planning activities 'at risk' but the longer this issue remains unresolved, the more difficult this becomes – both in terms of the practicalities of there being only so much OBC planning work that can be done without the CLASP issue being resolved, and in terms of there being an ever-increasing level of risk to the Council for as long as this is the case.

We understand that PfS will be making a decision on 23<sup>rd</sup> January 2009 about whether or not to take our case to Ministers and this is very much appreciated. Beyond that, and working backwards from the scheduled Project Board in February and the County Council Cabinet meeting in March, a clear message would need to be received by 3<sup>rd</sup> February if we were to remain on target for a completed OBC in September 2009. An outline project plan for a

revised period of OBC activity is attached below. Our current OBC planning work is focusing on resourcing the various workstreams to deliver this plan. This situation will be reviewed at the forthcoming Project Board meeting in February – hence the need for some degree of certainty on the direction of travel in respect of the CLASP issue is essential.



## **Appendices**

The following appendices are provided under separate cover

Appendix 1 – Original CLASP Report (updated with latest information)

Appendix 2 – Cost model (separated from original CLASP report for clarity and updated as per meeting with PfS on 14/1/08)

Appendix 3 - Site Plans and Options Analysis / Appraisal

Appendix 4 – Analysis of additional funding required using the FAM