

## **CABINET**

**2 AUGUST 2011**

### **GATEWAY 1 BATCHED PROCUREMENT COMMENCEMENT: ABBEY COURT SCHOOL, RAINHAM, ELAINE PRIMARY SCHOOL, STROOD, TWYDALL PRIMARY SCHOOL, GILLINGHAM, BUILDING PROJECTS**

Portfolio Holder: Councillor Les Wicks, Children's Services  
Report from: Rose Collinson, Director of Children and Adults  
Author: Janet Elliott, Capital Projects Manager

#### **Summary**

This report seeks permission to commence the batched procurement of building works at Abbey Court School in Rainham, Elaine Primary School in Strood and Twydall Primary School in Gillingham. All three schools have been identified as being priorities to receive funding as part of the Council's Primary Capital Programme. These projects support the Council's strategy to provide improved accommodation for the pupils, families and local communities.

If approved, this batched procurement process will be conducted on the basis of procurement lots, whereby tenderers will be able to bid for one or more of the individual school projects and possibly all three.

The aim of the procurement is to procure either a single contract for all three schools or a series of individual contracts that deliver the requirements of the schools, whilst ensuring best value for money.

The contracts will be awarded as a whole or as a series of contracts, based upon an individual evaluation for each school and also an overall batched evaluation for all three schools. Therefore, all three school procurement projects will be evaluated separately but have the option to be awarded both separately and collectively based upon whichever procurement option provides optimum value for money outcomes.

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### **Abbey Court School, Rainham**

The project is needed to address some of the deficiencies in spaces, including size of teaching and learning spaces and medical and therapy areas, and much needed storage for wheelchairs and other equipment.

Many of the general teaching classrooms are below the required area highlighted in BB102 guidelines. The project aims to enlarge two of the current classrooms by remodelling existing spaces, create additional storage, and much needed therapy, physio and medical rooms.

In addition to the improvements for the children, provision of improved staff work areas is also planned, together with an entrance lobby for the recently built nursery block. The proposed plans are to build an area on a new first floor for the staff accommodation, to avoid taking any outside learning and play space as the site has little external provision currently.

### **Elaine Primary School**

At Elaine School, the aim is to provide an additional classroom to accommodate the forecast increase in roll in 2011/12 and beyond, as well as creating much needed additional parking and circulation for vehicles, and a staff work area, which was previously allocated as teaching space. There will also be 1 temporary classroom from September 2011, which will be removed following completion of the new extension, thus allowing the school to accept pupils in the new academic year

### **Twydall Primary School**

The project at Twydall will support the amalgamation in September 2011 of the Infant and Junior Schools by joining the two buildings with a linking corridor, as well as a new block incorporating staff and administration accommodation, and combined entrance for the new school. In addition there will be a one-way circulation road for vehicles and drop-off point for taxis and minibuses for children with disabilities. Some of the vacated accommodation in the current junior building will be developed to create a specialist unit for children with hearing impairments and cochlear implants.

This Gateway 1 report has been approved for submission to Cabinet after review and discussion at Children and Adults Directorate Management Team meetings on 19/01/2011 for Elaine Primary, 16/06/2011 for Twydall Primary and 30/06/2011 for Abbey Court, and consideration at the Strategic Procurement Board on 6 July 2011.

The Children and Adults Directorate Management Team and Strategic Procurement Board have recommended that these procurement projects be approved as Category B High Risk procurement projects at Procurement Gateway 1 by Cabinet in accordance with the approvals process agreed by Cabinet on 28 September 2010. This is because although the procurement projects are Works Category B Medium Risk procurement with a total contract value above £250,000, a new project approvals process was agreed by Cabinet on 28 September 2010 (decision number: 142/2010) where it was agreed that all Children Services Capital projects for schools over £500,000 would be considered by Cabinet.

## **1. Budget and Policy Framework**

### **1.1 Service Background Information**

1.1.1 Abbey Court, Elaine and Twydall are three schools identified as priorities to receive funding as part of the Council's Primary Capital Programme. The objective of the programme is to ensure the schools are equipped to offer 21<sup>st</sup> century teaching and learning in suitable premises, and support the Council's SEN strategy, in providing SEN accommodation that is fit for purpose.

### **1.2 Council's Strategic Priorities And Core Values**

1.2.1 The procurement of this requirement directly links into the following Council Strategic Priorities and Core Values:

#### **Core Values**

- Putting our customers at the centre of everything we do.

This procurement requirement will deliver against the Core Value of 'Putting our customers at the centre of everything we do' by delivering the pupils, families and communities in these areas of Medway much improved facilities to reach the highest possible standards of achievement and skill base, and enable the local communities to flourish.

- Giving value for money

This procurement requirement will deliver against the Core Value of 'Giving value for money' through procuring the construction works through a market-tested framework.

#### **Strategic Priorities**

- Children and young people having the best start in life.

This procurement requirement will deliver against the Strategic Priority of 'Children and young people having the best start in life' through delivering investment in the schools' buildings to provide the pupils with 21<sup>st</sup> century accommodation in order to better achieve and succeed in learning.

### **1.3 Strategic Council Obligations**

1.3.1 The procurement of this requirement directly links into the following Strategic Council Obligations: The project will support the Council's Primary Strategy for Change, in providing 21<sup>st</sup> century accommodation for high quality teaching and learning.

- Council Plan

This procurement requirement links into the Medway Council Plan through delivering investment in the schools' buildings and fulfilling the Council's aim of giving children and young people the best possible start in life by succeeding in learning.

- Other Strategic Council Obligations

This procurement requirement does not link into any other Strategic Council Obligations.

## **1.4 Departmental and Directorate Service Plans**

- 1.4.1 This procurement requirement links into the School Organisation and Student Services Departmental Service Plan by addressing the key priorities for a school of the 21<sup>st</sup> century by delivering:
- Inclusive buildings that can accommodate children with special needs;
  - Extended school facilities open to the community and/or including other community services on site;
  - Sustainable buildings where possible, using sustainable energy sources;
  - The school's educational vision through partnership working and consultation with stakeholders, translated into an individual design solution.
- 1.5 This procurement requirement does not link into any other Strategic Council Obligations.

## **2. Background**

### **2.1 Project Details – Abbey Court School**

- 2.1.1 This procurement is a Works/Construction procurement requirement.
- 2.1.2 This report seeks permission to commence a new construction project with an estimated contract duration of 40 weeks, with provisions to extend the contract duration only in such circumstances as described by the contract conditions.
- 2.1.3 The contract is proposed to commence on 1/12/2011 and conclude on 3/8/2012. The contract form will be a single stage design and build contract.
- 2.1.4 This procurement requirement is a procurement project that is connected to other procurement projects. These projects are Elaine Primary School building project and Twydall Primary School building project. The three projects are being procured as a batched procurement with a view to achieving best value for money.

### **2.2 Project Details – Elaine Primary School**

- 2.2.1 This procurement is a Works/Construction procurement requirement.
- 2.2.2 This report seeks permission to commence a new construction project with an estimated contract duration of 30 weeks, with provisions to extend the contract duration only in such circumstances as described by the contract conditions.

2.2.3 The contract is proposed to commence on 1/12/2011 and conclude on 28/06/2012. The contract form will be a single stage design and build contract.

2.2.4 This procurement requirement is a procurement project that is connected to other procurement projects. These projects are Abbey Court School building project and Twydall Primary School building project. The three projects are being procured as a batched procurement with a view to achieving best value for money.

### **2.3 Project Details – Twydall Primary School**

2.3.1 This procurement is a Works/Construction procurement requirement.

2.3.2 This report seeks permission to commence a new construction project with an estimated contract duration of 46 weeks, with provisions to extend the contract duration only in such circumstances as described by the contract conditions.

2.3.3 The contract is proposed to commence on 1/12/2011 and conclude on 7/9/2012. The contract form will be a single stage design and build contract.

2.3.4 This procurement requirement is a procurement project that is connected to other procurement projects. These projects are Abbey Court School building project and Elaine Primary School building project. The three projects are being procured as a batched procurement with a view to achieving best value for money.

2.3.5 In the event that as a result of this batched procurement process, one contractor provides the most economically advantageous tender solution, the aforementioned programme times and costs for each individual project may reduce, which will be reported accordingly within the associated Gateway 3 report.

### **2.4 Business Cases – Abbey Court, Elaine Primary and Twydall Primary Schools**

#### **2.4.1 Procurement Project Outputs / Outcomes**

As part of the successful delivery of this procurement requirement, the following procurement project outputs / outcomes within the table below have been identified as key and will be monitored as part of the procurement project delivery process.

<b>Outputs / Outcomes</b>	<b>How will success be measured?</b>	<b>Who will measure success of outputs/ outcomes</b>	<b>When will success be measured?</b>
1. Appointing a contractor for the works who will deliver quality products within the timescales	Successful completion of the building works within the timescales and	School Organisation team. Building & Design	Monitored throughout the programme by monthly site visits and contractor

required and within the given budgets	given budgets which will be measured through the tender process	Services. Each individual school	reports.
2.Appointing a contractor for the building works who is able to work within the special constraints of the school environments	Successful procurement of the contractor within the specifications contained within the tender process	School Organisation team. Building & Design Services. Each individual school	Monitored throughout the programme by monthly site visits and contractor reports.
<b>Abbey Court Rainham</b> 3a.Delivery of the key objectives for the project which are: remodelling existing spaces to create 2 large classrooms, provision of improved therapy areas, 1 <sup>st</sup> floor extension for staff and administration areas, new canopy and enclosed lobby to the nursery	Completion of the building works meeting all the Client's requirements	School Organisation team. Building & Design Services. Abbey Court School	Assessed at the end of the project, and also monitored throughout the contract period
4a. Improvements to the teaching, learning and therapy provision at Abbey Court School. Investment in the new building and facilities for the school community will enable the school and Governing Body to achieve better outcomes for the pupils	Measured through Key Stage results and Ofsted ratings	School Organisation Team Abbey Court School Ofsted	Through the School results produced following the completion of the building works in August 2012
<b>Elaine Primary School</b> 3b.Delivery of the key objectives for the project which are: 1 new classroom, staff work room, SEN room, medical room and new car park, 1 temporary classroom	Completion of the building works meeting all the Client's requirements	School Organisation team. Building & Design Services. Elaine School	Assessed at the end of the project, and also monitored throughout the contract period
4b. Improvements to	Measured	School	Through the

the teaching and learning at Elaine Primary School. Investment in the new building and facilities for the school community will enable the school and Governing Body to achieve better outcomes for the pupils	through Key Stage results and Ofsted ratings	Organisation Team Elaine School Ofsted	School results produced following the completion of the building works in June 2012
<b>Twydall Primary School</b> 3c. Delivery of the key objectives for the project which are: a new entrance, new building linking the Infant and Junior Schools, incorporating new staff and administration accommodation, safer one-way circulation for vehicles and drop-off point, creation of a special unit for hearing impaired children with cochlear implants	Completion of the building works meeting all the Client's requirements	School Organisation team. Building & Design Services. Twydall School	Assessed at the end of the project, and also monitored throughout the contract period
4c. Improvements to the teaching and learning at Twydall School. Investment in the new building and facilities for the school community will enable the school and Governing Body to achieve better outcomes for the pupils	Measured through Key Stage results and Ofsted ratings	School Organisation Team Twydall School Ofsted	Through the School results produced following the opening of the new school in September 2012

#### 2.4.2 Procurement Project Management

These procurement projects will be resourced through the following project resources and skills:

The School Organisation Team has the resources in place to act as Client Project Manager for the project. They will be supported by a full design team of external consultants, who were all appointed via Building and Design Services, lead by the Project Manager from Building and Design Services.

### 2.4.3 Post Procurement Contract Management

The contract management of these procurement projects post award will be resourced through the following contract management strategy: The Client Project Manager in collaboration with the design team will undertake full management and monitoring of the projects to ensure the work is progressing on time and within budget, and providing quality assurance for the process. Outputs of this process will include regular meetings with the contractor, project reporting, monthly valuations, strict change control processes and risk reviews.

### 2.4.4 Other Issues

There are no other issues that could potentially impact both the procurement process and overall strategic aims as identified within Section 1 Budgetary and Policy Framework.

### 2.4.5 TUPE Issues

Further to guidance from Legal Services, Human Resources and the Strategic Procurement Team, it has been identified that TUPE does not apply to this procurement process. This is because these works will be undertaken by outside contractors and will not impact on existing staffing.

## 3. Options

In arriving at the preferred option as identified within Section 4.1 'Preferred Option', the following options have been considered with their respective advantages and disadvantages.

### 3.1 Do nothing

The option of doing nothing is not a viable option because:

**Abbey Court** – the school has a basic need for larger sized classrooms for the children with physical disabilities, therapy areas and improved storage for wheelchairs and other equipment, and the existing accommodation is not suitable.

**Elaine Primary** – the school requires an additional classroom since, as much of its current accommodation as possible has been turned into teaching spaces, and the remaining accommodation is not suitable for its needs.

**Twydall Primary** – as part of the amalgamation process the school requires suitable accommodation, and the existing layout will not be suitable for its future needs.

### 3.2 In-house service provision

The option of providing this requirement through in-house service provision has been considered but is not a viable option because Medway Council does not currently employ in-house contractors for these works.



**3.3 Using another local authority to deliver procurement requirements**

The option of using another local authority to deliver procurement requirements has been considered but is not a viable option because other local authorities do not currently employ contractors for these works.

**3.4 Procurement via an EU compliant framework**

No EU compliant frameworks have been identified from which Medway Council's procurement requirements can be satisfactorily delivered.

**3.5 Formal tender process in line with EU Procurement Regulations.**

The option of formally tendering this procurement requirement in line with EU Procurement Regulations has been considered but this is not necessary as the value of the works even if all three contracts were awarded to one contractor) is below the EU Procurement Threshold for Works of £3,927,260.00.

**3.6 Internal Medway Council Collaboration between departments**

The option of procuring requirements through internal collaboration between Medway Council departments in order to exploit economies of scale and synergies has been considered but no such opportunities exist.

**3.7 External public sector collaboration (e.g. other Councils, Fire Service, PCT, Police)**

The option of procuring requirements through external collaboration between Medway Council and other external public sector organisations in order to exploit economies of scale and synergies has been considered but no such opportunities exist.

**3.8 Private sector collaboration e.g. Private Public Partnering/Private Finance Initiatives**

The option of procuring requirements through private sector collaboration between Medway Council and other external private sector organisations has been considered but no such opportunities exist.

**3.9 Procurement via a below EU Threshold Select List**

The option of using a below EU Threshold compliant Select List to deliver procurement requirements has been considered and the following Select Lists have been identified from which Medway Council's procurement requirements can be satisfied:

1) Constructionline – the UK register of pre-qualified construction services

Advantages

- Reduces procurement time
- Contractors are already checked for financial viability, quality and service
- Building and Design Services have already paid to utilise this service

Disadvantages

- External fees paid to utilise the framework

## 2) Kent County Council Select List of contractors

### Advantages

- Reduces procurement time
- Contractors are already checked for financial viability, quality and service
- Building and Design Services have already paid to utilise this service

### Disadvantages

- External fees paid to utilise the framework

## 3) Tending directly to the marketplace

### Advantages

- Potentially better value for money, as framework prices are usually fixed and do not always reflect market changes
- No additional fees to Medway for use of a framework

### Disadvantages

- Medway would need to carry out additional checks for financial viability, quality and service, therefore impact on the project programme as it would increase procurement time

### **3.10 Other alternative options**

No alternative options have been identified.

## **4. Advice and analysis**

### **4.1 Preferred option**

4.1.1 Further to an extensive review of procurement options as highlighted within Section 3 'Options' above, the following preferred option is recommended to the Strategic Procurement Board including justification for this recommendation

The preferred option is 3.9 Procurement via a below EU Threshold Select List.

4.1.2 The preferred select list is Constructiononline.

### Advantages

- Market driven pricing for building works is a feature and the procurement will provide competitive tenders.
- The design team will fully specify the requirements prior to inviting tenders
- The Council will have greater cost certainty following the tender exercise
- Sustainable systems will be installed providing the schools with more energy efficient systems and thereby reducing running costs.
- Health & Safety Risks are transferred to the contractor
- The contractor and not the school carries the risk should the relevant health & safety legislation be breached, any prosecution would be of the contractor and not the school.

- Disadvantages.
- None

**4.2 Equality Act 2010**

4.2.1 The procurement of these projects will not have an adverse affect on the equality of access to services at the schools. Where possible improvements will be made and all works will be in accordance with the latest legislation on equality of access. The schools service has been subject to a Diversity Impact Assessment through the corporate equalities team. The projects provide buildings, which will offer facilities for the local communities.

**4.3 Corporate Sustainability Plan**

4.3.1 There will be no adverse environmental impact through the delivery of these projects. The school organisation service is applying the principles of the Waste & Resources Action Programme to all its projects to ensure that materials are sustainably resourced and that any waste is recycled responsibly, with waste to landfill at a minimum. The projects are being delivered in line with the Corporate Sustainability Plan. The aim is to achieve a BREEAM rating of very good in all new buildings wherever possible and within the constraints of the budget. The procurement of the projects will be in accordance with all relevant health and safety legislation and will make improvements as necessary.

**4.4 Carbon Reduction**

4.4.1 The Carbon Reduction Commitment Energy Efficiency Scheme (CRC), which started in April 2010, is a mandatory carbon emissions scheme that aims to increase energy efficiency in the UK. It will have financial and legal implications for local authorities and most schools in the UK, so gives an additional incentive for schools to reduce their energy use. As part of the Council’s response to the new scheme, all designs for capital programme schemes require that works are undertaken to make schools more energy efficient whilst ensuring that overall schemes provide the best value for money. Reduced energy use will enable the Council to meet the CRC requirements and also reduce the cost of energy bills for schools. Measures to ensure the most efficient scheme at each school will be detailed as the design progresses.

**5. Risk Management**

5.1 Risk Categorisation

The following risk categories have been identified as having a linkage to this procurement project:

Procurement process	X	Equalities	<input type="checkbox"/>
Contractual delivery	X	Sustainability / Environmental	<input type="checkbox"/>
Service delivery	X	Legal	<input type="checkbox"/>
Reputation / political	X	Financial	X
Health & Safety	X	Other	<input type="checkbox"/>

For each of the risks identified above in OPTION B, further information has been provided below:

<b>Risk Categories</b>	<b>Outline Description</b>	<b>Risk Impact</b> I=Catastrophic II=Critical III=Marginal IV=negligible Impact	<b>Risk Likelihood</b> A=Very High B=High C=Significant D=Low E=Very Low F=Almost Impossible	<b>Plans To Mitigate Risk</b>
a) Procurement process	Council decision making process affects programme, resulting in programme delays and cost increases	2	D	Projects are planned with Procurement and Cabinet dates in mind to minimise delays
b) Contractual delivery	Failure of contractor to deliver contractual arrangements	3	E	Inclusion of Contract monitoring procedures within the contract documents. Default clauses are part of the contract documentation.
c) Service delivery	Lack of specified performance	3	E	A detailed specification with key milestones and performance indicators.
d) Reputation / political	Negative publicity as a result of poor communication	3	C	Advise via the Communication Strategy regarding the works to be carried out
e) Health & Safety	Construction works in close proximity to pupils, staff and visitors, resulting in disruption, injury or worse	1	D	Contractor to provide clear & concise H&S procedures, with close liaison with the school. CDM Co-Ordinator to review measures taken
f) Financial	Possibility of unforeseen costs identified	2	D	Detailed investigative work prior to the tendering of works undertaken to highlight any issues.

## 6. Consultation

### 6.1 Internal (Medway) Stakeholder Consultation

- 6.1.1 Before commencement of the procurement process in order to direct the specification.
- 6.1.2 As part of this procurement no internal stakeholder consultation is required before the commencement of the procurement in order to direct the specification.
- 6.1.3 During the procurement process in order to aid the evaluation process  
As part of this procurement, consultation from the Section 151 Officer, Strategic Procurement and the Monitoring Officer is required during the procurement process in order to aid the evaluation process.
- 6.14 Post procurement/tender award in order to aid the contract management process.
- 6.1.5 As part of this procurement no internal stakeholder consultation will be required or undertaken post procurement/tender award in order to aid the contract management process

## **6.2 External Stakeholder Consultation**

- 6.2.1 Before commencement of the procurement process in order to direct the specification.

As part of this procurement, the following statutory external stakeholder consultation is required before the commencement of the procurement project in order to direct the specification:

School staff, pupils and Governing Body  
Medway Council Planning Department  
Medway Council Traffic and Highways Department  
Local community consultation  
STG Building Control.

- 6.2.2 During the procurement process in order to aid the evaluation process

As part of this procurement, the following statutory external stakeholder consultation is required during the procurement process in order to aid the evaluation process:

Schools staff and Governing Bodies to review the scheme, to ensure quality and best value for money.

- 6.2.3 Post procurement/tender award in order to aid the contract management process

As part of this procurement, the following mandatory/statutory/legal external stakeholder consultation is required post procurement/tender award in order to aid the contract management process:

The Client Project Manager in collaboration with the design team will undertake full management and monitoring of the project to ensure the work is progressing on time and within budget and providing quality assurance for the process. Outputs of this process will include regular meetings with the contractor, project reporting, monthly valuations and strict change control processes.

Regular consultation with staff at the schools will ensure any issues are managed efficiently and with little impact to the programmes, budgets and quality.

## **7. Strategic Procurement Board**

- 7.1 The Strategic Procurement Board considered this report on 6 July 2011 and recommended to Cabinet to approve this project to proceed to Gateway 2.

## **8. Financial and legal implications**

### **8.1 Financial Implications**

- 8.1.1 This procurement requirement and its associated delivery as per the preferred option highlighted at Section 4.1 'Preferred Option' and the recommendations at Section 9, has the following financial implications Cabinet must consider:

- 8.1.2 The costs for the three project are being met as follows: The costs of the Abbey Court project will be met from the SEN Programme, the costs of the Elaine project will be met from the Basic Need Programme and the Twydall project will be met from the Primary Capital Programme. The total budget required for these projects is detailed in the exempt appendix. The construction budget is capped and should tenders come in above the budget sum, the design team will work with the school to carry out an exercise to bring the scheme within budget.

- 8.1.3 Detailed finance and whole-life costing information is contained within the exempt appendix.

### **8.2 Legal Implications**

- 8.2.1 This procurement requirement and its associated delivery as per the preferred option highlighted at Section 4.1 'Preferred Option' and the recommendations at Section 9, has the following legal implications which Cabinet must consider:

- 8.2.2 As the contract value is below the EU procurement threshold of £3.9m for works and although the Public Contracts Regulations 2006 (as amended) do not require prior advertising of works contracts below the threshold value in the OJEU, the letting of these contracts is subject to the general procurement obligations of transparency, equal treatment and non-discrimination that derive directly from the Treaty on the functioning of the European Union. EC case law now suggests that some form of advertising of requirements should take place in all instances regardless of contract value or any need to place a notice in the OJEU. The Preferred Option is to invite tenders from contractors on Constructiononline's list of approved contractors. The contractors on this list would have been selected after advertisements in the appropriate trade journals and following a process of evaluation that would have considered the financial stability and technical competence of contractors applying to be included in the list. Such a competitive process will satisfy the general procurement obligations referred to above and should also result in the award of a contract delivering value for money to the Council.

### **8.3 Procurement Implications**

- 8.3.1 This procurement requirement and its associated delivery as per the preferred option highlighted at Section 4.1 'Preferred Option' and the

recommendations at Section 9, has the following procurement implications Strategic Procurement Board

8.3.2 Strategic Procurement supports the use of the Construction line Select List as a robust procurement mechanism to deliver the requirements as specified within this report. Construction line Select List is a government approved below EU threshold mechanism, which affords a quick and compliant process to invite tender suppliers from a pre-approved list of contractors that have been assessed for financial, health and safety, equalities and insurance requirements. The total batched projected value of this procurement is below the EU Works threshold of £3,927,260.00, and therefore other than the principles of fairness, transparency and equal treatment, there are no other requirements applicable in terms of the EU Procurement Regulations. However, the client department must ensure that the protocols of the construction line Select List is fully understood and adhered to and that the Council's Contract Procedure Rules are fully complied with. In addition, in line with the Council's Contract Procedure Rules, all contracts above £250,000 must be subject to legal signing and sealing. At Gateway 3, the client department must liaise with Legal to complete this requirement and therefore, it is imperative that early engagement is assured to prevent future project hold up. Furthermore, in line with the Council's Contract Procedure Rules, all contracts above £250,000 must be subject to the attainment of the performance bond or parent company guarantee and the client department must give due consideration to this accordingly.

## 9. Recommendation

9.1 Cabinet is asked to approve the Abbey Court School, Elaine Primary School and Twydall Primary School projects to proceed to Gateway 2 of the procurement process and invite tenders for the schemes of works, on the basis set out in paragraph 3.9 of the report (Procurement via a below EU Threshold Select List).

## 10. Suggested reasons for decision(s)

10.1 The recommendations contained above are provided on the basis that the projects will support the delivery of the required improvements to Abbey Court, Elaine and Twydall Schools, within the required timeframes and budgets.

### Lead officer contact

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### Background papers

The following documents have been relied upon in the preparation of this report:

<b>Description of document</b>	<b>Location</b>	<b>Date</b>
Abbey Court Rainham Business Case June 2011	W:\School_Services\P lanning_Review\Live Projects\9X835 Abbey Court Rainham\Abbey Court\Business Case	30/06/2011
Elaine Primary School Business Case Jan 2011	W:\School_Services\P lanning_Review\Live Projects\9X453 Elaine Expansion\Business Case	19/01/2011
Twydall Schools Business Case June 2011	W:\School_Services\P lanning_Review\Live Projects\9X833 Twydall Schools\Business Case	16/06/2011