

Cllr Simon Dudley
Democratic Services
Town Hall
St Ives Road
Maidenhead
SL6 1RF

19th December 2016

Dear Cllr Dudley,

Thank you for taking the time to visit Lowbrook last Thursday. It is always a pleasure to show Councillors around our school and we took great pride in having the Leader of the Council show such interest in our work.

As discussed, we are writing this letter to outline the predicted budget shortfall in our expansion scheme. The original scheme was designed in July 2016, just prior to the summer holidays, as a direct response to an oversubscription issue which would have led to only siblings being offered places for September 2016-17 entry under the existing PAN. Subsequently plans have been put into place for this academic year and these have proved, under the circumstances, to be rather successful. The temporary space for the additional 30 children is currently occupied and the additional classroom is expected to be completed by April 2017. Kevin McDaniel has been fully involved in these phases and has all tender documents, designs and plans if required.

Phase 3 of this project has been planned alongside Kevin and we are now at the pre-application stage. The brief was designed with the budget suggested to us of £13,700 per place, however, it is clear that this budget will not meet the cost of all of the phases of this build. As expected this per pupil place budgeting has not met the needs of this design even though we have designed it with lean principles in mind. The classrooms are smaller than others in this school, storage is kept to a minimum and the hall is not oversized (and has less than the 12% recommendation from Sport England for storage) but will still allow us to have whole school assemblies.

The initial estimates for this new block were well below national averages and did not take into account the difficult access to the site, nor the context of Maidenhead and the cost of building locally. We have not yet gone to tender but have made the following assumptions:

Phase 1 (ICT Suite Re-build):	£47,108.26 (actual)
Phase 2 (Additional Classroom):	£339,597.59 (actual)
Phase 3 (Block of 4 Classrooms plus Hall):	£1,815,608.00 (QS report estimate)
Total:	£2,202,313.70

We are therefore estimating a shortfall on the Council's £1.6m (plus £200,000 groundwork contingency) investment to be in the region of **£402,313.80**. This figure does not include any



professional or legal fees, which we have been advised by TRL will be in the region of **£130,000.00** (this phase of the build has been designed via the Design and Build methodology to save costs).

The Academy has committed £50,000 towards this build but it is not in a financial position to commit more. In fact, we have been advised by our accountants that we would be at risk to do so with the knowledge that we also have to furnish and resource these classrooms upon completion. As agreed from the outset, the Academy has applied for capital funding from the EFA for the whole cost of this project; we are mindful, however, that this is an unlikely revenue source as the project does not fully meet the EFA's criteria for funding in this round due to their current focus on expanding the Free Schools programme. The outcome of this application will be known at the end of March.

We are effectively seeking reassurance that the Local Authority remain committed to this build and the financial shortfalls that we have identified. We look forward to your response and future support.

Yours sincerely



Dave Rooney
Executive Principal

cc

Alison Alexander - Managing Director and Strategic Director of Adult, Children and Health Services

Kevin McDaniel - Head of Schools and Education Services

Cllr Natasha Airey

Cllr Paul Brimacombe

Cllr Ross McWilliams

Cllr Clive Bullock