

Record of operational decision

Decision title:	Decision to award a JCT Design & Build Form of Building contract, 2016 Edition to Overbury PLC for the expansion project at Aylestone School.
Date of decision:	01/09/2026
Decision maker:	Corporate Director, Children & Young People
Authority for delegated decision:	The authority for the specified officer to take this decision is set out in the cabinet report approved dated 23 February 2023. Decision - Aylestone School Expansion - Herefordshire Council Decision - Aylestone School Expansion Additional Works
Ward:	Aylestone Hill
Consultation:	Cabinet debated and approved the new build and remodelling for the expansion of Aylestone High school on 23 February 2023. Consultation has taken place with the head teacher and incoming trustees who are supportive of the proposals. Political groups were consulted and no objections were raised. A public consultation took place over the Summer term 2023. Those against the proposal were mainly concerned over increased traffic and therefore issues with parking, safety of pedestrians and increased pollution and the impact that will have on the natural environment. Some raised concerns of expanding a school that has a Requires Improvement judgement by OFSTED. Other comments included the lack of investment in other schools that are oversubscribed and additional lettings by the school. Some could not agree yet as there are no details of what the expansion would look like. Impact on the highways and environment will be looked at in greater detail in the design stage. A further consultation took place in July 2024 where the proposed scheme designs were shared. The proposals were well generally received but concerns remain around the traffic implications for Aylestone Hill and Broadlands Lane.
Decision made:	a) To award a Design and Build contract to Overbury plc for the for the construction works associated with the expansion of Aylestone School following a successful tender using Procure Partnership Framework – West Midlands, £5m - £15m for a contract value of £12,067,028.21 which includes works completed under the PCSA agreement b) The Senior Project Manager be authorised, in consultation with the Project Board and with specialist council officers as appropriate, to manage and spend the budget and contingency stated below.

	<table border="1"> <thead> <tr> <th colspan="2">FUNDING BUDGET (Max)</th></tr> </thead> <tbody> <tr> <td>HC Funding</td><td>£13,600,000</td></tr> <tr> <td colspan="2"> </td></tr> <tr> <th colspan="2">BREAKDOWN OF BUDGET</th></tr> <tr> <td>PCSA Costs</td><td>£665,228.26</td></tr> <tr> <td>Refurbishment Works</td><td>£471,148.63</td></tr> <tr> <td>Early Enabling works</td><td>£17,358.99</td></tr> <tr> <td>Construction</td><td>£10,913,292.32</td></tr> <tr> <td>Total</td><td>£12,067,028.21</td></tr> <tr> <td>Professional Fees & Surveys</td><td>£1,000,000.00</td></tr> <tr> <td>Internal Fees & charges</td><td>£200,000.00</td></tr> <tr> <td>Sub-Total</td><td>£</td></tr> <tr> <td>HC Contingency</td><td>£332,971.79</td></tr> <tr> <td>Total</td><td>£13,600,000</td></tr> <tr> <td colspan="2">Responsibility for monitoring the programme to be carried out by the Capital Senior Project Manager within the approved budget.</td></tr> </tbody> </table>	FUNDING BUDGET (Max)		HC Funding	£13,600,000			BREAKDOWN OF BUDGET		PCSA Costs	£665,228.26	Refurbishment Works	£471,148.63	Early Enabling works	£17,358.99	Construction	£10,913,292.32	Total	£12,067,028.21	Professional Fees & Surveys	£1,000,000.00	Internal Fees & charges	£200,000.00	Sub-Total	£	HC Contingency	£332,971.79	Total	£13,600,000	Responsibility for monitoring the programme to be carried out by the Capital Senior Project Manager within the approved budget.	
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Reasons for decision:	Additional capacity is required to meet growing numbers in the north of the city and following on from feasibility work, a decision has been approved for additional capacity at Aylestone School, which will relieve the overall pressure in the north of the city. A feasibility study was commissioned to identify what opportunities there are at the school to expand. The study identified that the increase in capacity causes the school to be under-provided for accommodation in several areas: under-provided and under-sized general and specialist teaching spaces, an under provision of a suitable sports hall and under provision of administration, storage and toilet areas. This project chiefly addresses the need for the required additional spaces, through some remodelling and a new build teaching block and sports hall which will be designed and built in such a way that it can be added to in the future.																														
Equality Considerations	Under section 149 of the Equality Act 2010, the ‘general duty’ on public authorities is set out as follows: A public authority must, in the exercise of its functions, have due regard to the need to – (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying ‘due regard’ in our decision making in the design of policies and in the delivery of services. Our providers will be made aware of their contractual requirements in regards to equality legislation.																														

	The principle equalities impact of the decision to expand Aylestone School related to the design and layout of the building. The current buildings are deficient in many respects. The new building would conform to all current legislative requirements and would meet the needs of disabled pupils and their families, as well as staff and other users of the building.
Highlight any associated risks/finance/legal/equality considerations:	The costs for the new build and remodeling will be funded from the Basic Needs Grant - £13,105,000 and a further allocation of - £495,000 received from the Department for Education which have been approved by cabinet Following a 2-stage procurement process Overbury plc were appointed under a Pre-Construction Services Agreement to undertake leading the design process including any required surveys and investigations, building regulations, planning conditions and legislative requirements to take the project to the end of RIBA 4 Stage and submitted a bid for the construction of the school. The Council has accepted the bid as viable and will now enter into a JCT design and build contract for the construction of the school to ensure the project can meet the programme milestones. The cost of this contract is affordable within the £13.6m budget approved for construction costs. The procurement is compliant with the Council's Contract Rules and the Public Contract Regulations 2015.
Details of any alternative options considered and rejected:	Expand Whitecross High School – this would have been the preferred option, as there is a significant shortage of capacity at the school. However, the school is part of a Private Finance Initiative (PFI) contract for which the Council pays a unitary charge to the PFI contractor. Although the landlord was agreeable for the school to expand, it was identified that there would be a significant uplift in the annual unitary charge which, at this time, would not be financially viable, and therefore this option is not recommended. 1/9/26 clarified : At the time it was estimated this would be £450k additional revenue cost per year index linked. Expand Kingstone High School – this was explored in detail and remains an option for the future, but not recommended at this time as despite a number of housing developments in its catchment, Kingstone High School has the physical capacity to serve all the children in its catchment, meet the demand of the developments and provide the majority of places requested by parental preference. 1/9/26 clarified: Since original consultations Kingstone have seen a drop in numbers since, the developments are small, it is south of the city, so not where we need the places currently. But is an option for future expansion
Details of any declarations of interest made:	None.

Signed: Tina Russell

Date: 1st September 2026