

**To the Chairperson and Members
of the Central Area Committee**

Update on Rutland Street School redevelopment proposals, April 2017

Rutland Street School building

A series of surveys and assessments were identified as being necessary to inform any detailed planning of the school site and making any proposals for the redevelopment of the school building. The status of these surveys is as follows:

	Item and reason	Status
1	Architectural conservation assessment and renovation strategy. This is necessary to inform any redevelopment proposals and will be needed for any planning application.	Kevin Blackwood Associates have been appointed to carry out this work, commencing in April 2017.
2	Structural survey of School floors. Needed to identify safe loading for potential uses. Will be necessary for renovation works.	Draft tender documentation reviewed by Procurement. Revisions to be completed by 7 th April. To be advertised on etenders by 12 th April. Tender period 4 weeks (10th May). Works duration 4 weeks.
	Structural Assessment survey Phase 1 by consultant engineer.	Structural engineers, Barrett Mahony, have been appointed to carry out the assessment. Report to be completed by 30 th June.
	PSDP Services	Barrett Mahony have also been appointed as the Health & Safety consultant (PSDP) for the testing works.
	Builders work. Builder's work including specialised floor load testing will be required.	This work is being tendered as part of Structural assessment survey above.
3	Dimensional and topographical surveys of School and site.	Apex Surveys Ltd. have been appointed to carry this out. They have completed the fieldwork surveying on site. Currently modelling the survey, due for completion end April 2017

4	Asbestos/Hazardous materials survey.	OHSS Ltd have completed survey. Report to be submitted by end April.
5	Timber survey. Necessary in advance of any construction/renovation proposals	To be appointed during architectural assessment work.

Overall site planning

City Architects Division are currently working on options for the reconfiguration of the overall site. This is to ensure that in making proposals for the school building the relocation of the user groups can be planned in an efficient way.

Key issues being considered include:

- Ensuring the continuity of the Community and Youth services during different phases of construction/refurbishment
- Planning a future layout for the school site that makes the best use of the land to deliver community/youth services during works and review future possible uses.
- Minimising the need for multiple relocation of user groups during works.

Current user groups are being kept up to date with progress on the surveys/assessments and will be consulted on next steps once all surveys are complete.

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