

**SURREY COUNTY COUNCIL****CABINET****DATE: 27 MAY 2014****REPORT OF: MRS LINDA KEMENY, CABINET MEMBER FOR SCHOOLS AND LEARNING****DENISE LE GAL, CABINET MEMBER FOR BUSINESS SERVICES****LEAD OFFICER: JOHN STEBBINGS, CHIEF PROPERTY OFFICER****PETER- JOHN WILKINSON, ASSISTANT DIRECTOR FOR SCHOOLS AND LEARNING****SUBJECT: LIME TREE PRIMARY SCHOOL, NEW 2 FORM PRIMARY SCHOOL (420 PLACES) AND NURSERY (26 FTE PLACES)****SUMMARY OF ISSUE:**

To approve the Business Case for the provision of a new 2 form of entry primary school in Redhill to help meet the basic need requirements in the Reigate and Banstead area.

**RECOMMENDATIONS:**

It is recommended that, subject to the agreement of the detailed financial information for the school as set out in agenda item 19 in Part 2 of this agenda, the business case for the provision of a new two form of entry primary school in Redhill be approved.

**REASON FOR RECOMMENDATIONS:**

The proposal supports the Authority's statutory obligation to provide sufficient school places to meet the needs of the population in the Reigate and Banstead area.

**DETAILS:****Background**

1. Numbers of children starting school in Reigate and Redhill have been increasing for some years. This has been caused by an increase in births, families moving into the borough, and families moving in to new housing. Numbers of children needing a school place are projected to continue to increase for the next five years.
2. Births in Reigate and Redhill have been increasing since the millenium. Future births are also forecast to increase marginally. When new housing becomes occupied it is possible that the birth rate may continue to increase. Specifically Reigate and Redhill births are now about 22% higher than the low point around the millennium.

3. New housing has also had a significant impact on numbers of children needing a school place in the Reigate and Redhill area. There has been significant new housing in the area close to the proposed new school site, specifically the Water Colour Estate and Park 25. The potential primary pupil yield from these developments is approximately 40 pupils in each year group.
4. These factors feed into the forecasts of future demand on school places. The Council is predicting the need for at least 2 forms of additional entry in this area through to 2021. In addition, reception numbers have significantly outstripped forecast demand in the last two years and it is likely that future forecasts will indicate greater deficits for provision. The analysis of this indicates that an expansion of primary provision is needed immediately.
5. Following an extensive site search, the land at Battlebridge Lane has been identified as the most appropriate for this provision. The preferred location will be close to the need arising from the existing population and that from new housing developments. Battlebridge Lane is situated to the North East of Redhill and South of Merstham and is well located to serve the needs of the projected pupil demand.
6. The school has offered 90 reception places from September 2013 and is initially operating from an existing school site in Alexander Road, Reigate, before being transferred to the new build at Battlebridge Lane, which will be completed by the spring of 2016.
7. The growth of the school is proposed to be managed in the following way:
  - a. The Published Admission Numbers (PANs) and places for September 2013 were 90.
  - b. Children will be admitted in Reception each year and the children will progress through the school.
  - c. The school will increase its age range by one year each year and so the school will grow by one year group each year until it is an all through primary school.
  - d. There will be 420 places for boys and girls in by September 2020.
  - e. The school will offer nursery provision from September 2016.
8. Surrey County Council has allocated capital for the provision of the new primary school as part of the schools basic need programme. Developers of housing have also been required to pay S106 contributions towards education infrastructure in Reigate and Redhill. Primary education S106 contributions will go towards offsetting some of the cost of building the primary school.
9. Surrey County Council will build the school, which has been established as an Academy under the control of Surrey's preferred bidder, The Glyn Learning Foundation.
10. The building will comprise 14 classrooms and 1 nursery space for early year's provision. There will be suitable amenities, break out spaces for booster groups and one to one learning, a hall space with dining facilities, a kitchen, a staff room, suitable office accommodation and a practical room.
11. The recommended amount of informal hard and soft play areas will be provided on the same plot of land.

12. A sports pitch facility will be provided on an adjacent piece of land.
13. The Cabinet is asked to approve the business case for the new school. Financial details have been circulated as agenda item 19 in Part 2 of the agenda. Subject to approval, the works will be tendered and a contract awarded. The project will be delivered by spring 2016 to provide a total of 420 new primary school places and 26 nursery places to meet the demand within Redhill.

#### **CONSULTATION:**

14. A public consultation preview event was held on 15 May to present the plans to County Councillors and Reigate & Banstead Councillors in advance of a public planning consultation event. The event was attended by SCC officers and members of the project professional team (planning consultants, architect and contractor).
15. A public planning consultation event was held on Wednesday 22 May 2013 to present the plans to members of the public, prospective parents and 3<sup>rd</sup> party stakeholders. The event was attended by the Cabinet Member for Schools and Learning, SCC officers and members of the project professional team (planning consultants, architect and contractor). Comments and feedback are to be incorporated in to the planning application.
16. The SCC Local Member has been consulted on the proposal.

#### **RISK MANAGEMENT AND IMPLICATIONS:**

17. Planning permission was granted by the SCC Planning and Regulatory Committee on 26 February 2014. The Secretary of State has confirmed he is not minded to call in the application and the grant of planning permission decision notice has been issued.
18. There are risks associated with the projects and project risk registers have been compiled and are regularly updated. A contingency allowance appropriate to the scheme has been included within the project budget to mitigate for potential identified risks.

#### **Financial and Value for Money Implications**

19. The schemes will be subject to robust cost challenge and scrutiny to drive optimum value as they progress. Further financial details are set out in the report circulated as item 19 in Part 2 of the agenda. These details have been circulated separately to ensure commercial sensitivity in the interests of securing best value.

#### **Section 151 Officer Commentary**

20. The Section 151 Officer confirms that the funding for this scheme is in the current Medium Term Financial Plan 2014 -19 and the estimated costs are expected to reduce following the tender.

### **Legal Implications – Monitoring Officer**

21. Section 13 of the Education Act 1996 places a duty on Local Authorities (with responsibility for education) to ensure sufficient primary and secondary education provision is available to meet the needs of the population in its area.

### **Equalities and Diversity**

22. The new school will not create any issues, which would require the production of an Equality Impact Assessment.
23. The new school building will comply with Disabilities Discrimination Act (DDA) regulations. The expanded school will provide employment opportunities in the area.
24. The school will be for children in the community served by the school. If there is sufficient provision available, then it would be beneficial for all children, including vulnerable children.
25. The school will be expected to contribute towards community cohesion and will be expected to provide the normal range of before and after schools clubs as are provided in a typical Surrey County Council school.

### **Corporate Parenting/Looked After Children implications**

26. This proposal would provide increased provision in the area, which would be of benefit to all in the community served by the school. This means it would therefore also be of benefit to any looked after children who will attend the school.

### **Climate change/carbon emissions implications**

27. The design philosophy is to create buildings that will support low energy consumption, reduce solar gain and promote natural ventilation. The school will be built to the local planning authorities adopted core planning strategy.

### **WHAT HAPPENS NEXT:**

If approved, to proceed to complete tenders and subsequent contract award through delegated decision.

#### ***Contact Officer:***

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#### ***Consulted:***

Jonathan Essex, Local Member, Redhill East  
Julie Fisher, Strategic Director for Business Services  
Paula Chowdhury, Strategic Finance Manager – Business Services

**Annexes:**

None - Part 2 report with financial details attached to agenda as item 19

**Sources/background papers:**

- The Education Act 1996
  - The School Standards Framework Act 1998
  - The Education Act 2002
  - The Education and Inspections Act 2006
  - Report to Cabinet: Schools Capital Budget Allocations Service update based on latest or most appropriate report year and version
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