

**SURREY COUNTY COUNCIL****CABINET****DATE: 5 FEBRUARY 2013****REPORT OF: MR TONY SAMUELS, CABINET MEMBER FOR ASSETS AND REGENERATION PROGRAMMES****MRS LINDA KEMENY, CABINET MEMBER FOR CHILDREN AND LEARNING****LEAD OFFICERS: JOHN STEBBINGS, CHIEF PROPERTY OFFICER****NICK WILSON, STRATEGIC DIRECTOR FOR CHILDREN, SCHOOLS AND FAMILIES****SUBJECT: SCHOOLS EXPANSION PROGRAMME FROM SEPTEMBER 2013****SUMMARY OF ISSUE:**

There is significant demand for new schools places within Surrey, which are largely addressed through the County's five year 2012-17 Medium Term Financial Plan.

Burpham, Cranmere, Goldsworth, Portesbery and West Ewell schools have been identified within the programme as requiring expansion through the provision of permanent adaptations and additions to their existing facilities and the relocation and building of two of the schools on new sites.

Approval is sought for the individual business cases for expansion and creation of additional places at these schools to meet demand.

**RECOMMENDATIONS:**

It is recommended that the expansion of the following schools, as detailed in this report, be agreed in principle subject to the consideration and approval of the detailed financial information for each school as set out in Part 2 of this agenda (agenda item 17):

- (i) Burpham: Primary School (Increase by 220 places to 430)
- (ii) Cranmere: New Primary School (Increase by 360 places to 630 plus 26 pre-school places)
- (iii) Goldsworth: Primary School (Increase by 180 places to 630)
- (iv) West Ewell: Infant School (Increase by 90 places to 360)
- (v) Portesbery: New Special School (Increase by 35 places to 105)

**REASON FOR RECOMMENDATIONS:**

The schemes deliver a value for money expansion to the schools, which supports the Authority's statutory obligation to provide additional school places for local children in Surrey. The individual projects and building works are in accordance with the planned timetables required for delivery of the new accommodation at each school.

## **DETAILS:**

1. Surrey is in the London fringe and is a popular place to live with a good commercial infrastructure and employer base, commuter rail links to the City and the attainments of students in Surrey schools is generally of a good standard.
2. The population in Surrey has increased steadily since 1981 and projections from the Office of National Statistics (ONS) suggest that this growth will continue in the foreseeable future with a population rising to 1,230,780 in 2023.
3. Surrey's projections indicating future needs for schools places were significantly exceeded in 2012 and in several urban areas across the county officers have signalled that further places will be needed. The County has responded to this with a substantial planned School Basic Need investment programme for the period 2013-2018. Factors attributable to the unforeseen demand include:
  - Applications for places are increasing at a higher rate than the increase in births
  - Increasing inward migration – not captured by ONS.
  - Housing development (in particular in-fill development) coming forward earlier than district and borough forecasts had indicated.
  - External economic factors (e.g. affordability of housing compared with London)
4. The Cabinet Member for Children and Learning has considered and approved the educational rationale for the expansions of the schools set out in this report. Approval of the business case for each of the expansions is now required in order to progress the delivery of the accommodation at each school.
5. The projects are largely included in the County Council's capital programme as part of the 2012/2017 Medium Term Financial Plan and where they are not, the funding has been included as part of the 2013/2018 MTFP (to be considered as part of the budget process).
6. The individual business cases for each school are attached under item 17 in Part 2 of this agenda. Aspects of the financial details for each proposal are considered commercially sensitive, in that releasing the information at this stage may impact on the Council's ability to gain best value from companies who might potentially bid for the contracts to deliver the projects. It is therefore in the public interest that this detailed financial information be discussed in private at this time. The Cabinet is therefore asked to consider the expansion proposals in principle before approving the individual business cases for each school in Part 2 of the meeting.

### **Burpham: Primary School – Increase by 210 places to 430**

7. To approve the provision of a permanent build to expand Burpham Primary School to 2 forms of entry to meet basic need requirements for primary places in the Guildford Town wider area.
8. The number of primary school places in Guildford is increasing. There are insufficient primary school places to meet this demand and so increased primary provision is needed. Burpham Primary is one of the schools best placed to expand to meet this demand. The demand is such that the expansion of Burpham Primary School is required for 2013.
9. Burpham Primary School is located off Burpham Lane, Guildford and currently has capacity for 210 places for pupils aged 4 to 11 plus 10 places in the Speech, Language and Communications unit. It is proposed to expand the school from one to two forms of entry. This will increase the capacity of the school by 210 pupils to 420 places plus 10 places in the Speech, Language and Communication unit. 60 of these places were delivered in 2012. In order for the school to expand the project includes a new build extension together with internal alterations and some refurbishment. Following consultation, approval is now being sought for this project to actually be delivered. Surrey County Council has a statutory duty to provide school places to meet basic need. The expansion at Burpham Primary School meets this basic need requirement and Cabinet is requested to provide the required capital funding to meet statutory provision.

### **Cranmere: New Primary School – Increase by 420 places to 630 (plus 26 pre-school places)**

10. To approve the business case for the provision of a permanent two form entry increase at Cranmere Primary School by providing a new school of 630 plus 26 pre-school places to meet the basic need requirements in the Elmbridge area.
11. The number of school aged children in Elmbridge has been steadily rising since 2007. Much of the rise is due to an increase in births in Elmbridge, up 20% since a low point in 2002. But also due to housing development and inward migration to the area.
12. Following an educational consultation process, Cranmere Primary School has been identified as the most appropriate school in the local area to expand to cater for this provision.
13. Cranmere Primary School is currently a one form of entry school with a capacity for 210 pupils. Since 2009 the school has admitted over its Published Admission Number (PAN) and currently has 360 pupils on roll.
14. The existing Cranmere Primary School accommodation and site is not sufficiently big enough to accommodate a 630 place primary school; as such it is proposed to build a new school on the land adjacent to the existing school. The County Council purchased the adjacent land at Grove Farm following Cabinet approval granted on 01 March 2011.
15. The strategic proposal to expand Cranmere Primary School to a 630 place facility with a 26 place pre-school was approved by the Surrey County Council

Cabinet Member for Children and Learning on 15 January 2013 (subject to planning permission being granted).

16. The location will be close to the need arising from the existing population and that from new housing developments. Grove Farm is situated to the North East of Elmbridge and is well located to serve the needs of the projected pupil demand.
17. The existing permanent accommodation at Cranmere Primary is a 1970's building with many ongoing maintenance issues, including a poor roof and significant drainage problems. The building has many short comings including a lack of small teaching spaces, group rooms and offices. The main hall also doubles as the corridor to pass from the front of the school to the rear. The accommodation only allows for a capacity of 210 pupils.
18. In 2009 and again in 2011 temporary demountable classrooms were put on the site to allow the school to increase their capacity to 360. These buildings have only temporary planning permission and were intended to be utilised until a permanent solution could be found.
19. A viability study shows that it is possible to provide a three form of entry primary school on the proposed Grove Farm site. The Cluster Programme Office is now developing a more detailed feasibility study. The building will comprise 21 classrooms and provision of a nursery space. There will be suitable WC and cloak provision, 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.

#### **Goldsworth: Primary School – Increase by 210 places to 630**

20. To approve the business case for the provision of a permanent one form entry increase at Goldsworth Primary School to meet basic need requirements in the Woking area.
21. There is a need for additional primary school places in Woking in the future to ensure that the Local Authority meets its statutory obligations to offer every young person a school place.
22. Applications for a primary school place dramatically increased in Woking in 2011 and 2012. This is partly down to an increase in birth rates which have increased in the Borough by up to 30% since a low point in 2001, however the increases in applications are also due to housing development, inward migration and the potential 'recession effect' as independent provision becomes less affordable for some families in the area.
23. Goldsworth Primary School is currently a two form of entry school with a capacity for 420 pupils. The school admitted over PAN in 2012 so currently has 450 pupils on roll. Following an educational consultation process, the Governors of Goldsworth Primary School (Academy) resolved to expand to three forms of entry by 2014 – taking an additional class in 2013 ahead of permanent expansion. Goldsworth is a strong candidate for expansion because it is an outstanding school, is heavily oversubscribed (and has been for 10 years+), is located nearest to the greatest number of primary age pupils than any other primary school in Woking meaning that the majority of parents should be able to walk to school and has a site capable of expansion.

24. A feasibility study has been produced indicating how the school could be expanded to provide for 630 pupils in the future. The school was originally designed at a time when the spatial requirement for education accommodation was less than is now considered acceptable to fulfil a modern curriculum. As a result the school currently has a shortfall of accommodation.
25. The project broadly comprises two extensions. The larger of the two extensions will be to the east of the existing main school building providing teaching accommodation and central circulation area with a clearly defined entrance. Part of the extension will be two storeys. The smaller extension will be sited to the south of the existing arc section of the main school building. It will be single storey and will provide further teaching accommodation. Although minor in scope, there will be internal alterations to enable the school to make better use of the space currently available. These alterations will include the extension of the existing hall and remodelling a small amount of existing accommodation and circulation space in order to improve the staffing facilities.

**West Ewell: Infant School – Increase by 90 places to 360**

26. To approve the provision of a permanent build to expand West Ewell Infant School to three forms of entry to meet basic need requirements for primary places in the Epsom and Ewell area.
27. Epsom and Ewell is an area where there is a significant demand for primary places. In 2012 two additional classrooms were provided at this school and St Martin's Infant School. The demand is such that the expansion of West Ewell Infant School is required for 2013
28. West Ewell Infant School is located off Ruxley Lane, Epsom and currently has capacity for 270 Key Stage 1 pupils grouped in three forms of each year in year 1 and year 2. It is proposed to expand the school from three to four forms of entry. This will increase the capacity of the school by 90 pupils. In order for the school to expand the project includes a new build extension together with internal alterations and some refurbishment.

**Portesbery: New Special School – Increase by 35 places to 105**

29. To approve the business case for the relocation and expansion of Portesbery Special School in Camberley, to meet the Authority's strategy to develop its special school provision.
30. Portesbery School is a special school serving up to 70 pupils with severe learning difficulties (SLD). Pupils may have additional sensory impairments, physical difficulties or challenging behaviours. The school is an all age school (2-19 years) and is currently located on Portesbery Road, Camberley.
31. Portesbery is an 'outstanding school' as judged by Ofsted, and the school achieves outstanding outcomes despite the significant shortcomings of the buildings and site that the school currently occupies. The Local Authority's SEN strategy is to develop its special school provision to avoid costly placements in the non-maintained and independent sector. If SEN schools in Surrey are to be in a position to cater for the needs of the most complex children in Surrey then they need a modern and fit for purpose learning environment that is also outstanding.

32. The existing Portesbery SEN School site is significantly below what has been recommended by the Department for Education (Dfe) as a typical site for a school of this nature and size. The school has no playing fields and many of the informal play spaces are unusable because of the slope that exists on the site (the school is located on the top of a steep rise). The school has some hard play facilities but this currently doubles as a drop off and pick up point for the buses, minibuses and taxis that are used to transport children to and from the school. As a result, the play area cannot be developed in any meaningful way and is often 'polluted' by dirt and oil brought in by the traffic.
33. The accommodation at the current school is below the standard for special schools outlined by the Dfe (Building Bulletin 101). The planned total number of pupils is 70 but against the same standard the actual capacity of the school is significantly less than this figure. The shortfall in capacity at the school is largely a result of the small classrooms and hall, the lack of specialist curriculum room and break out areas. Additionally, the buildings which date back to the 1960s, although reasonably well maintained are poorly insulated and costly to run. Both the site and building shortfalls have been referenced in previous Ofsted reports as a concern, despite the school achieving good and outstanding ratings in the latest reports.
34. Given these shortcomings in the existing facilities the County Council has for some time been considering proposals to relocate Portesbery SEN School to a new site.
35. Portesbery School serves children who have a range of difficulties including children with SLD, low functioning autism as well as children with more profound or multiple learning difficulties (PMLD). Over the last 10 years, the number of children with SLD has remained roughly the same in Surrey but there have been increases in the number of children with PMLD, and to a greater extent autistic spectrum disorder (ASD). The Local Authority is not proposing for Portesbery to change in the type of needs that the school will meet but wants more places to be available and to provide facilities that allows the school to manage greater numbers of children with SLD but for whom there will be other conditions that make their needs complex (medical, behavioral and language needs). In creating a new school, there is an opportunity to secure sufficient and high quality provision in Surrey for many years to come. This will contribute to Surrey's overarching SEN strategy and ensure that there are sufficient places in outstanding special schools in Surrey with modern fit for purpose facilities reducing our reliance on non-maintained or independent placements in the future.
36. Funding for special schools is also changing and the new proposed funding formula for special schools suggests that larger schools will be more financially sustainable in the future than smaller schools. For this reason and the reasons given above the Local Authority is proposing to rebuild the school to cater for 105 places in the future.
37. Surrey County Council in partnership with the governing body of Portesbery Special School is proposing to relocate the school from its current address to a new site located at the old Blackdown Primary School site. The proposal is also to increase the number of places at the school from 70 to 105. The implementation date for this proposal is September 2015.

38. The school on this site was closed in 2005 and the site has remained vacant since then. The old school buildings are derelict and will be demolished to make way for a new purpose built SEN school. The new site is approximately 4.5km from the existing site (straight line distance) and is located within The Princess Royal Barracks, Deepcut. This area has been identified as a site for a large housing development (1200 dwellings) which is expected to take place in 2016. Significant additional infrastructure is being planned as part of this development including retail, health and recreational facilities as well as a new primary school.

#### **CONSULTATION:**

39. The full statutory consultation required for a school prescribed alteration has taken place for each of the proposals.
40. Local consultations have taken place for each proposal. These consultations have included; the governing body of the school; the families of pupils, teachers and other staff at the school; all primary schools in the Borough; the local Surrey County Council Members; local district and borough councillors.
41. Where the school is an Academy, as in the case of Goldsworth, it is for the school and governors to apply to the Secretary of State rather than Surrey County Council to approve the educational proposal regarding expansion. This is undertaken once the Authority confirms that funding to meet the expansion will be made available. Surrey County Council is required to provide the funding for basic need projects.

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

42. Risks associated with the projects are identified in the individual project business cases and a risk register is being maintained and updated on a regular basis for each.

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

43. The current total cost estimate for each individual scheme is set out in the part 2 annexes. These will be subject to robust cost challenge and scrutiny to drive optimum value as the schemes progress.

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

44. The Section 151 Officer has included comment on each of the individual scheme reports, as the financial and business issues differ depending on the scheme.

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

45. Section 13 of the Education Act 1996 places a general duty on local education authorities to secure that efficient primary education is available to meet the needs of the population of their area. Section 14 of the Education Act 1996 places a duty on local education authorities to secure that sufficient schools for providing primary education are available in their area. Section 5 of the School Standards and Framework Act 1998 places a duty to promote

high standards. Therefore, there is a duty to provide efficient education and sufficient schools to do so.

46. The School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2007 contains the regulations that apply to prescribed alterations. The former Department for Children, Schools and Families (DCSF), now DfE published two pieces of guidance relating to prescribed alterations: Expanding a Maintained Mainstream School or Adding a Sixth Form and Making Changes to a Maintained Mainstream School (Other than Expansion). These contain both statutory guidance (i.e. guidance to which proposers and decision makers have a statutory duty to have regard) and non-statutory guidance on the process for making changes to school provision.

#### **Equalities and Diversity**

47. The proposals would enhance educational provision for children in the community served by the schools. Equality Impact Assessments will be undertaken as part of the detailed design development. There are no direct equalities implications arising out of the proposals for our most vulnerable children.
48. Facilities will be fully accessible and meet all Disability Discrimination Act requirements.

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

49. The proposals will provide increased provision in the county, which would be of benefit to all in the community served by the schools.

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

50. The County Council attaches great importance to being environmentally aware and wishes to show leadership in cutting carbon emissions and tackling climate change. New buildings will comply or exceed Building Regulations. For any new build projects, the contractors will be required to provide a Site Waste Management Plan.

#### **WHAT HAPPENS NEXT:**

51. Subject to Cabinet approval each project will be progressed in accordance with the project plan. This will deliver new school places for 2014 and 2015.

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#### **Contact Officer:**

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Julie Stockdale, Head of Schools Commissioning and Admissions – 020 8541 8084

#### **Consulted:**

Eber Kington, Local Member, Epsom and Ewell – Epsom and Ewell North

Nigel Cooper, Local Member for East Molesey and Esher

Pauline Searle, Local Member, Guildford – Guildford North

Mohammed Amin, Local Councillor for Central Woking

Chris Pitt, Local Member for Surrey Heath, Frimley Green and Mytchett

Bill Chapman, Local Member for Surrey Heath, Camberley East.

Paula Chowdhury, Senior Finance Officer – Children, Schools and Families  
Julie Fisher, Strategic Director for Change and Efficiency  
Schools – Head Teachers and Governors  
Parents and pupils  
Local Councillors (Borough and County Councillors)  
Local Residents

**Annexes:**

Individual business case reports are attached in Part 2 of the agenda (Exempt information)

**Sources/background papers:**

The Education Act 1996  
The School Standards Framework Act 1998  
The Education Act 2002  
The Education and Inspections Act 2006

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