

SURREY COUNTY COUNCIL**CABINET****DATE: 26 MAY 2015****REPORT OF: MS DENISE LE GAL, CABINET MEMBER FOR BUSINESS SERVICES****MRS LINDA KEMENY, CABINET MEMBER FOR SCHOOLS AND LEARNING****LEAD OFFICER: JOHN STEBBINGS, CHIEF PROPERTY OFFICER****PETER-JOHN WILKINSON, ASSISTANT DIRECTOR FOR SCHOOLS AND LEARNING****SUBJECT: CRANLEIGH CHURCH OF ENGLAND PRIMARY SCHOOL REBUILD****SUMMARY OF ISSUE:**

To approve the Business Case for the rebuilding of Cranleigh Church of England Primary School, a 1 Form of Entry Infant and 2 Form of Entry Junior provision (330 places), in the grounds of the adjacent Glebelands Secondary School by July 2017 and the disposal of the two existing school sites to release funding to pay for the cost of the proposed scheme.

RECOMMENDATIONS:

It is recommended that, subject to the agreement of the detailed financial information for the rebuilding of the school as set out in agenda item 20 in Part 2 of this agenda, the business case for the rebuilding of the school be approved.

REASON FOR RECOMMENDATIONS:

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

DETAILS:**Background**

1. Cranleigh Church of England Primary School was formed by the merger of Cranleigh Infant and St Nicholas Junior Schools in 2008. It currently operates on two sites, with the infant and junior schools some 150 metres apart. The school also houses a Speech, Language and Communications Needs Centre for Key Stage 1 aged children and a nursery. The intention is to rebuild the school within the grounds of the adjacent Glebelands Secondary School site, combining the infant and junior schools, to improve its facilities and management structure.

2. The existing buildings are in poor condition and require extensive maintenance investment and the proposal will address this and reduce future maintenance cost. An application for funding under Priority Schools Building Programme 2 (PSBP2) has been successful. It is intended to vie this funding to the rebuilding of the school. The details of the PSBP2 award are subject to building surveys by the Department of Education's appointed specialists and the announcement of the amount awarded should be made in early 2016.
3. The November 2013 Ofsted rated the school as 'Requires Improvement'. The most recent monitoring inspection of the school by Ofsted in March 2014 was positive about the school's improvement trajectory and this assessment is reinforced by the Council's own monitoring process.
4. This proposal is not a 'prescribed alteration' and the proposal does not alter the schools Published Admission Number.
5. The Cabinet Member for Schools and Learning has therefore not received a formal report to consider the publication of notices or to consider representations.
6. Whilst formal consultation is not required, significant informal consultation has been undertaken by the school governors with their parents and local communities through their existing communication channels.
7. It is intended to provide 11 classrooms, main hall, studio, nursery, Speech Language and Communication Needs Centre, kitchen, staffroom, administration offices, ancillary spaces, and infrastructure to enable enlargement at a future date if required.

CONSULTATION:

8. Cranleigh Church of England Primary and Glebelands Schools, have agreed a Memorandum of Understanding regarding the rebuilding proposal. A comprehensive agreement will be developed during the scheme's design and development phase.
9. Cranleigh Church of England Primary School has secured the relevant Section 77 agreements with the DfE for the change of use of the Glebelands playing field, and disposal of the existing school sites.
10. A number of meetings have been held with the Surrey County Council Local Member, School Governors and Headteachers of Cranleigh Church of England Primary and Glebelands Schools, to inform them of progress, these will continue throughout the life of the project.
11. Several briefings and communications have been held with representatives of the Diocese regarding the rebuild. An agreement will be developed between the Local Authority and the Diocese regarding the contribution of their element of the proceeds towards the proposed rebuild of the school.

RISK MANAGEMENT AND IMPLICATIONS:

12. There are risks associated with the project and a project risk register has been compiled and is regularly updated. A contingency allowance appropriate to the

scheme has been included within the proposed project budget to mitigate for potential identified risks.

Financial and Value for Money Implications

13. The project will be subject to robust cost challenge and scrutiny to drive optimum value as it progresses. Further financial details are set out in the report circulated 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

14. The Section 151 Officer confirms that the full financial implications of this scheme are being considered and the details are included in Part 2.

Legal Implications – Monitoring Officer

15. Section 13 of the Education Act 1996 places a duty on a Local Authority (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

16. The relocation of the school will not create any issues, which would require the production of an Equality Impact Assessment.
17. The new school building will comply with Disabilities Discrimination Act (DDA) regulations. The expanded school will provide employment opportunities in the area.
18. The school will be for children in the community served by the school. The Admissions arrangements will give the highest priority to Looked After Children and pupils on the Special Educational Needs (SEN) register and/or those who would benefit from a statement of educational need, thus supporting provision for our most vulnerable children. Children with siblings will receive the next priority, followed by those children living closest to the school. There is no proposal to amend the admissions criteria which is fully compliant with the Schools Admissions Code.
19. 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

20. This proposal would provide improved provision for school places in the area, which would be of benefit to 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

21. 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, together with the disposal of the two school sites and subsequent contract award through delegated decision. That Surrey County Council sign an Access Agreement to the new Southern Construction Framework.

Contact Officer:

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Consulted:

Tony Samuels, Cabinet Associate for Assets and Regeneration
Mr Alan Young, Local Member – Cranleigh and Ewhurst
Local Member Waverley Borough Council
Julie Fisher, Strategic Director, Business Services
Paula Chowdhury, Strategic Finance Manager – Business Services
Julie Stockdale, Head of Schools Commissioning and Admissions
John Stebbings, Chief Property Officer
Rev D Holbird Guildford Diocese
School Governors and Leadership

Annexes:

None - Part 2 report with financial details attached to agenda

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
- Site Valuation Report- March 2015