

**SURREY COUNTY COUNCIL**

**CABINET**

**DATE: 22 SEPTEMBER 2015**



**REPORT OF: MRS LINDA KEMENY, CABINET MEMBER FOR SCHOOLS,  
SKILLS AND EDUCATIONAL ACHIEVEMENT**

**MS DENISE LE GAL, CABINET MEMBER FOR BUSINESS  
SERVICES AND RESIDENT EXPERIENCE**

**LEAD OFFICER: JOHN STEBBINGS, CHIEF PROPERTY OFFICER**

**PETER- JOHN WILKINSON, ASSISTANT DIRECTOR FOR  
SCHOOLS AND LEARNING**

**SUBJECT: EARLY DELIVERY OF A MULTI USE GAMES AREA AS PART  
OF THE LONG TERM PROPOSAL TO EXPAND REIGATE  
PARISH CHURCH INFANT SCHOOL, REIGATE**

#### **SUMMARY OF ISSUE:**

To approve the Business Case for the provision of a multi use games area as phase 1 of the expansion of Reigate Parish Church Infant School from a 2 Form of Entry infant (180 places) to a 2 Form of Entry primary (420 places) creating 240 additional places in Reigate, to help meet the basic need requirements in the Reigate area from September 2016.

#### **RECOMMENDATIONS:**

It is recommended that, subject to the agreement of the detailed financial information for the expansion set out in Part 2 of this agenda, the business case for the provision of a multi use games area (MUGA) as phase 1 of an additional 2 Form of Entry (240 places) junior places in Reigate be approved.

#### **REASON FOR RECOMMENDATIONS:**

The proposal supports the Authority's statutory obligation to provide sufficient school places, relative to demand.

#### **DETAILS:**

##### **Background**

1. Reigate and Banstead is experiencing a significant increase in the demand for school places, reflecting both a rise in birth rate and increased house building and migration within the area. Births in the Borough in 2013 were 21.1% higher than births in 2005. A significant number of primary school places have been provided reflecting this demand and further growth is anticipated in the period up to 2024, which needs to be accommodated via further expansions of school provision.

2. The increasing demand for primary school places in Reigate and the surrounding area reflects a rise in the primary-age population over recent years. In order to meet this demand, SCC is overseeing an ongoing school expansion programme, designed to increase the capacity of the school estate. The proposal to extend the age range (and thereby expand the capacity) of Reigate Parish Church School is a core element of SCC's strategy to deliver additional places in this area. In line with this, the Governing Body of the school have undertaken the requisite statutory consultation process and on this basis, have voted to proceed with the expansion of the school.
3. Within the Reigate Planning Area, there is presently provision for 330 places per year in Reception, composed of the following:
  - Dovers Green Infant School (offering 90 Reception places per annum, subject to Cabinet Member decision);
  - Holmesdale Infant School (offering 120 Reception places per annum);
  - Reigate Parish Church School (offering 60 Reception places per annum); and
  - Sandcross Primary School (offering 60 Reception places per annum).
4. At the Junior stage, intake should broadly align with the number of pupils transitioning from Infant schools (i.e. Dovers Green, Holmesdale and Reigate Parish), which collectively account for 270 places. Junior provision in the area presently comprises the following:
  - Reigate Priory School (offering 150 Year 3 places per annum); and
  - Sandcross Primary School (offering an additional 60 Year 3 places [relative to its Reception Year intake] per annum).
5. As can be seen from the above, there is a shortage of junior provision in the area, with those schools offering junior intake providing 60 fewer places than their infant counterparts. It is clear, therefore, that this imbalance needs to be addressed, in order that sufficient junior places exist for those children transferring from local Infant schools. The present proposed expansion of Reigate Parish Church School represents the most appropriate means of addressing this imbalance.
6. Whilst SCC is managing the immediate pressure for September 2015 in this and the wider area, via the delivery of a number of "bulge" year expansions, the need for permanent expansions will remain. A core component of the strategy devised to meet this need is the proposed expansion of Reigate Parish into a primary school, which would reduce all of the above projected junior deficits by 60 places, with the school being ideally situated relative to the profile of demand.
7. Where possible, the Local Authorities strategy is to expand high quality provision that meets parental demand, whilst also ensuring that there is a diverse pattern of provision, so as to provide families with some element of choice. The most recent Ofsted report on the school, from July 2013, rates the school as 'Outstanding'. In particular, this report noted that "Attainment is outstanding. Pupils' results in reading, writing and mathematics are above those of most schools nationally and have been for a number of years". The report also commented positively on school leadership: "All leaders are dedicated and aspirational. They have high expectations of what the pupils are capable of achieving". The evident quality of education provision at Reigate

Parish was a key reason underpinning the move to expand this school and thereby increase the provision of high-quality school places to the local community.

8. Phase 1 of the expansion project will provide a Multi Use Games Area (MUGA) to replace an existing poor quality grass area. This is necessary to increase the capacity on this extremely constrained site, providing more consistent access to the outdoor learning and recreation, due to its capability for use throughout the year and bring the provision closer to the Department for Education's (DFE's) guideline minimum requirements. As such, it is felt that providing this as part of the project at Reigate Parish is an essential part of making the site suitable to accommodate the proposed expansion in numbers and increased age range of the pupils attending the school. It is necessary provide the MUGA in advance of the phase 2 construction works, as play space on this site will be very restricted during the Phase 2 construction works.
9. The accepted surface of a MUGA at a primary school is porous macadam. The school governors have asked that an artificial grass surface is provided. It has been agreed that the school governors will make a contribution to the cost to uplift the surface from porous macadam to artificial grass.
10. Phase 2 of the expansion project will be a new two storey building providing 8 classrooms, and associated spaces, staff and pupil toilets, new hall, staffroom, library and IT room. The existing small hall will become the studio space and dining room as it is adjacent to the existing kitchen. In addition, there are some minor alteration works to the existing office accommodation. The existing main entrance will be modified to provide a safer pedestrian route to the school and external works will provide some additional informal play space.
11. A planning application for the MUGA was submitted in August 2015 and a decision is expected in October 2015. Phase 2 will be subject to a separate planning application that is currently being prepared.

#### **CONSULTATION:**

12. The Headteacher and school governors have been fully consulted on the expansion proposals.
13. As a Voluntary Aided school, the increase in admission number was the subject of a school-led consultation process which was held for a 4-week period, between 1 - 29 June 2015. This process engaged a range of interested stakeholders, including the school community, local residents, local admissions authorities and the Surrey School Admissions Forum. On 9 June 2015, the Governing Body held a consultation evening at the school, to which all interested parties were invited.
14. As part of the pre-planning application process, an open public consultation event was held at the school on 16 July 2015. The event was well attended by parents/guardians and local residents. A team consisting of SCC officers, the design consultants, the transportation consultant and school staff and governors were present to respond to any questions or concerns. The general feedback was positive and most attendees were enthusiastic and supportive of the expansion proposal. Some concerns were raised over parents' street parking and congestion and the School Travel Plan is being refreshed and will include mitigating measures relating to increased traffic and to encourage cycling and walking to school.

15. The Governing Body of the school voted to proceed with the expansion project and formally notified the Local Authority of this on 14 July 2015. The Cabinet Member for Schools, Skills and Educational Achievements has made the formal decision to expand the school on 10 September 2015.

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

16. 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 project budget to mitigate for potential identified risks.

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

17. 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 interest of securing best value.

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

18. The funding for this scheme is included within the 2015-20 Medium Term Financial Plan

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

19. 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**

20. The expansion of the school will not create any issues that would require the production of an Equality Impact Assessment.
21. The new school building will comply with Disability Discrimination Act (DDA) regulations.
22. The Admissions arrangements for Reigate Parish are split 50/50 between 'Foundation' places (30 places for children whose parents are active members of a local Christian Church) and 'Open' places (30 places open to all applicants). The Admissions Policy for both entry streams gives the highest priority to Looked After Children (LAC) and children with exceptional medical or social needs, thus supporting provision for the county's most vulnerable children. The next order of priority employs the "sibling rule" and remaining applicants are then sorted on the basis of distance from home to school. There is no proposal to amend the admissions criteria, which are fully compliant with the School Admissions Code.
23. The school will be expected to contribute towards community cohesion and to provide the normal range of before- and after-schools clubs provided in a typical Surrey County Council school.

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

24. This proposal would provide increased provision for primary 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 have the opportunity of attending the school.

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

25. 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 authority's 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:**

Tony Samuels, Cabinet Associate for the Built Environment  
Dr Zully Grant-Duff, Local Member: Reigate, Reigate and Banstead  
Julie Fisher, Deputy Chief Executive and Strategic Director for Business Services  
Paula Chowdhury, Strategic Finance Manager – Business Services

#### **Annexes:**

None but Part 2 report with financial details attached to agenda as item 13

#### **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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