

SURREY COUNTY COUNCIL**CABINET****DATE: 28 MARCH 2017****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 OFFICERS: JOHN STEBBINGS, CHIEF PROPERTY OFFICER
LIZ MILLS, ASSISTANT DIRECTOR FOR SCHOOLS AND LEARNING****SUBJECT: CRANLEIGH CHURCH OF ENGLAND PRIMARY SCHOOL****SUMMARY OF ISSUE:**

To approve the self-funding business case for the rebuilding of Cranleigh C of E Primary School in the grounds of the adjacent Glebelands Secondary School and the development of the two existing school sites to provide funding for the scheme. The new building would include sufficient capacity to expand the school by one form of entry from 330 places (1FE infant, 2FE junior) to 540 places (2FE infant, 3FE junior) and 60 place nursery to include Free Early Education for Two year olds (FEET) provision and will be delivered in 2019.

RECOMMENDATIONS:

It is recommended that, subject to the agreement of the detailed financial information for the rebuilding of the school as set out in Part 2 of this agenda, the Cabinet approve the business case for the rebuilding of Cranleigh Church of England Primary School.

REASON FOR RECOMMENDATIONS:

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

DETAILS:**Background**

1. Cranleigh C of E Primary School was formed as a voluntary controlled primary school by the merger of Cranleigh Infant School with St Nicholas C of E Junior School in September 2008. The school continues to operate across the two original sites of these schools with the infant site on Church Lane and the junior site on Parsonage Road, 150 metres apart in Cranleigh.
2. The school includes a specialist centre for children with communication and interaction (COIN) difficulties. This includes speech and language communication needs (SLCN) and autism. The centre provides up to 10 places for children aged 4 to 7 years, who will be on the roll of the main school, with a separate published admissions number (PAN). The provision is for children who

will benefit from attending mainstream classes and from regular social interaction with their mainstream peers but who also require regular access to additional specialist support in order to achieve their educational outcomes.

3. An independent nursery provider, Acorn Nursery School, operates in the existing grounds of the school. Judged by Ofsted to be an 'outstanding' setting, the nursery has been co-located with the school since 1990.
4. In the reception year, the school admits one form of entry of up to 30 pupils; in year 3 the school accommodates two forms of entry. This means that the one form of entry joining the school in the reception year typically stays at the school through to year 6, with an additional class admitted to the junior phase in year 3. This additional year 3 intake provides junior provision for children from nearby infant schools, namely Ewhurst C of E (Aided) Infant School.
5. The existing buildings on both sites are in poor condition and require extensive maintenance and repair. The proposal will address the condition issues and reduce future maintenance cost.
6. A funding bid to the Department for Education's (DfE) Priority Schools Building Programme 2 has been successful. This is to replace the reception year building on the infant site. Subject to approval from the DfE, it is anticipated that this funding will be redirected to the rebuild project. The amount to be awarded is subject to a detailed application which is currently being considered by the DfE. Further details are included in the report circulated in Part 2 of the agenda.
7. Projections for the number of school places required in the area have historically remained relatively stable. However, Waverley Borough Council's Local Plan (currently draft) will result in the need for additional primary provision in Cranleigh. As the residential developments proposed consist of a number of sites, all subject to individual planning permission, it would not be recommended to create a new school. A standalone new school may not be sustainable if all the sites do not come forward and the timing of the sites may not be aligned to the pupil yield needed to fill a new school. Additionally, sustainability of existing schools could be affected. Therefore, the Local Education Authority are looking for a flexible solution to be able to expand an existing primary school in Cranleigh to help provide places for children from the new housing sites as they come forward. Although some of these sites may be some years ahead, some may come forward much sooner. For example, in March 2016 a residential site in Cranleigh of up to 425 dwellings was granted planning permission on appeal. This solution allows expansion at an already sustainable site, rather than providing a future 1FE in unviable discrete provision thus safeguarding future primary provision in the Cranleigh area.
8. Operating on split sites is not ideal for a primary school with staffing, resources, curriculum and facilities all separated and in some instances duplicated. In addition, the existing buildings are in poor condition and are in need of significant maintenance and improvement. Therefore, for some time the Local Education Authority has been seeking to identify a way forward to bring the school onto one site with much improved accommodation together with provision to allow for future increases in primary places in line with future residential development.
9. Therefore, it is proposed to relocate and rebuild the school, nursery and COIN Centre onto one site in the grounds of the nearby Glebelands Secondary

School within larger accommodation to allow for future growth. The two existing school sites would then be released for residential development.

10. Ofsted inspected the school in March 2016 and judged the school to be 'good' overall with three areas judged to be outstanding – effectiveness of leadership and management; personal development, behaviour and welfare; and early years provision. Officers are confident in the school's ability to manage the move to the new school and the increase in pupil numbers.
11. This proposal is not linked to a 'prescribed alteration' as it is not proposed to alter the schools PAN at this time. The Cabinet Member has therefore not received a formal report to consider the publication of notices or to consider representations.
12. The project will create 18 classrooms, practical rooms, group rooms, SEN space, main hall, nursery, COIN Centre, kitchen, staffroom, administration offices, storage and toilets. The nursery provision is designed to enable it to be run as part of the school or independently. An all-weather pitch is proposed to maximise the use of available outdoor space.
13. A planning application is expected to be submitted in March 2017 and it is anticipated a planning decision will be reached in July 2017.

CONSULTATION:

14. Cranleigh C of E Primary and Glebelands Secondary School have signed a Memorandum of Understanding regarding the proposal to relocate and rebuild the primary school.
15. Cranleigh C of E 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.
16. A number of meetings have been held with the Surrey County Council Local Member, School Governors and Head teachers of Cranleigh C of E Primary and Glebelands Schools to inform them of progress, these will continue throughout the life of the project.

A consultation event was held on 21 June 2016 at which plans for the proposed re-located school and the residential development were displayed. Over 80 people attended the event including local residents, parish council, local councillors as well as parents and carers of children at the school. Attendees were asked to complete a feedback form at the event. Of 81 people who completed forms, 40 supported the scheme, 31 supported the scheme with reservations (combined total of 88%) and 10 were opposed to the scheme. 94% agreed that a new school is required. Attendees concerns focused around drainage, traffic and parking arrangements which are being addressed through the scheme proposals together with any further requirements required as part of the planning process.

A further consultation was held on 26 January 2017 to update local residents, parish council, local councillors and parents and carers of children at the school of developments to the school scheme based on the feedback from June 2016. Of the 25 people who registered comments, nine fully supported the scheme, 12 supported the scheme with some reservations (combined total of 91%)

17. Several briefings and communications have been held with representatives of the Diocese regarding the rebuild. An agreement is being 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:

18. There are risks associated with the project and a project risk register has been compiled and is regularly updated. The significant risks associated with this project are mitigation measures for the site being in a flood zone, potential archaeology, ecology (protected species), impact on mature trees on the site, ground conditions, contaminated soil, widening access to the site and the possibility of discharging challenging planning conditions as a result of objections received. 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 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

20. This amalgamation scheme at Cranleigh C of E Primary was approved by Cabinet in May 2015. The updated financial implications are outlined in Part 2.

Legal Implications – Monitoring Officer

21. 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

22. The expansion of the school will not create any issues that would require the production of an Equality Impact Assessment (EIA), as no group with protected characteristics will be adversely affected as a consequence of its approval, or otherwise.
23. The new school building will comply with Disability Discrimination Act (DDA) regulations.
24. There is no proposal to amend the admissions criteria, which are fully compliant with the School Admissions Code.

Corporate Parenting/Looked After Children implications

25. This proposal would provide improved provision for primary education 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.

<u>Climate change/carbon emissions implications</u>
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26. 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.

<u>WHAT HAPPENS NEXT:</u>

27. If approved, to proceed with the commencement of the tender process for the project through to contract award via a delegated decision.

Contact Officer:

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Consulted:

Mary Lewis, Cabinet Associate for Children, Schools and Families
 Tony Samuels, Cabinet Associate for the Built Environment
 Mr Alan Young, Local Member: Cranleigh and Ewhurst – Waverley
 Julie Fisher, Deputy Chief Executive and Strategic Director for Children, Schools and Families
 Paula Chowdhury, Strategic Finance Manager – Business Services

Annexes:

None - Part 2 report with financial details

Sources/background papers:

- The Education Act 1996; the Education Act 2002; the Education Act 2005; the Education and Inspections Act 2006.
 - Report to Cabinet: Cranleigh C of E Primary School 26 May 2015
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