

**SURREY COUNTY COUNCIL**

**CABINET**

**DATE: 26 FEBRUARY 2013**

**REPORT OF: MR TONY SAMUELS, CABINET MEMBER FOR ASSETS AND  
REGENERATION PROGRAMMES  
MRS LINDA KEMENY, CABINET MEMBER FOR CHILDREN  
AND LEARNING**



**LEAD OFFICER: JOHN STEBBINGS, CHIEF PROPERTY OFFICER  
PETER-JOHN WILKINSON, ASSISTANT DIRECTOR FOR  
SCHOOLS AND LEARNING**

**SUBJECT: SCHOOLS EXPANSION AND MAINTENANCE PROGRAMME  
FROM SEPTEMBER 2013**

**SUMMARY OF ISSUE:**

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

Weydon Academy, Farnham and De Stafford School, Caterham have been identified within the programme as requiring expansion through the provision of permanent adaptations and additions to their existing facilities.

Approval is sought for the individual business cases for expansion and creation of additional places at the following schools to meet the above demand at an estimated cost of approximately £15m.

**RECOMMENDATIONS:**

It is recommended that the expansion and adaptation 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 13):

- (i) Weydon Academy: Increase pupil admission numbers (PAN) by 56 places to 308
- (ii) De Stafford: New Kitchen and Dining Block Facilities

## **REASON FOR RECOMMENDATIONS:**

The schemes deliver a value for money expansion and improvements to the schools and their infrastructures, which supports the Authority's statutory obligation to provide additional school places and appropriate facilities 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 on 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.

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.

Surrey experienced a significant increase in demand for school places in 2012 and in a number of urban areas across the county officers have signalled this trend will continue and further places will be needed.

Factors attributable to the 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)
- Expansion of housing in neighbouring counties i.e. Hants

The County has responded to this increased demand for Schools Basic Need with a substantial expansion programme that plans to deliver some 16,000 additional school places over the next 10 years. Capital investment over the Medium Term Financial Plan for 2012/17 amounts to £286m.

2. The Cabinet Member for Children and Learning has considered the educational rationale for the expansion and improvement of the schools set out in this report. .
3. The projects are included in the County Council's capital programmes as part of the 2012/2017 Medium Term Financial Plan.
4. The individual business cases for each school are attached under item 13 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.

**Weydon Academy – Increase pupil admission numbers (PAN) by 56 places to 308**

5. Primary numbers have increased significantly over recent years in the Farnham area and the 3 secondary schools are heavily oversubscribed, leading to increased pressure on secondary numbers.
6. There are already insufficient secondary places to fulfil demand, with additional bulge classes being provided at Weydon Academy over recent years, even so, there are insufficient places in the Farnham area, and this trend is forecast to increase further.
7. Weydon Academy is a popular and successful secondary school and has previously increased its accommodation and Pupil Admission Numbers (PAN) to 8 Forms of Entry (FE) in response to increased demand for places. Even with this increase, the number of applications significantly exceeds the number of places available.
8. If more places were to be available at Weydon Academy, there would be greater fulfilment of parental preference and there is sufficient demand to justify the expansion at this school.
9. The school as an Academy will develop and deliver a 2 FE expansion scheme in conjunction with their property professionals over three years, by organising itself into 2 colleges, each with 3 houses and 5 year groups.
10. The school has developed a feasibility study and expansion scheme with a four phase plan delivered over 3 years commencing in 2013. This will enable the school to minimise disruption and deliver its curriculum in an efficient and effective manner, whilst maintaining standards.
11. The proposals include significant changes, additions and extensions to the infrastructure, teaching accommodation and sports facilities to support the expansion, comprising: two new two storey teaching blocks and two extensions to provide Dining, Learning Centre, Languages, Science, Music and Drama and a Special Educational Needs Department.

**De Stafford Secondary School, Caterham: New kitchen and dining block facilities**

12. The De Stafford School is a very popular and highly regarded and academically has shown significant improvement in recent years. It is well regarded and plays a significant role in the local community.
13. The buildings are of an age and design, where maintenance costs are becoming more frequent and expensive to address and the kitchen and dining facilities have attracted much local interest and comment.

14. The current building structure requires substantial levels of maintenance, including complete mechanical and electrical renewal, re-roofing and refenestration, thermal insulation and removal of significant levels of asbestos, which is to be found throughout the building.
15. The study undertaken in November 2011 reviewed a number of options including a phased maintenance programme, refurbishment of the existing facility with temporary on-site dining provided during the building programme and the building of a new facility, with demolition of the current building and creation of external play area and facilities in its place.
16. Following a review by the Property design and cost teams, in conjunction with the schools Head teacher, it was determined that the most cost effective, safest and least disruptive solution was to design and build a new facility as an extension to the school building and demolish the existing.
17. The project will deliver a new kitchen and dining extension to the school, capable of easily being extended should the school expand its intake in future years, a covered link between buildings, service road, demolition of the old building and creation of external play area and seating facilities.

#### **CONSULTATION:**

18. The full statutory consultation required for a school prescribed alteration has taken place for each of the proposals.
19. 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; secondary schools in the Borough and District; the local Surrey County Council Members.
20. Where the school is an Academy, as in the case of Weydon, 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:**

21. 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**

22. The current total cost estimate for the schemes is £15m. This will be subject to robust cost challenge and scrutiny to drive optimum value as the schemes progress.

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

23. The Section 151 Officer has included comment on each of the individual scheme reports in Part 2, as the financial and business issues differ depending on the scheme.

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

24. Section 13 of the Education Act 1996 places a general duty on local education authorities to secure that efficient secondary 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 secondary 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.
25. 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**

26. 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.
27. Facilities will be fully accessible and meet all Disability Discrimination Act requirements.

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

28. 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**

29. 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:**

Subject to Cabinet approval each project will be progressed in accordance with the project plan. This will deliver new school places and facilities by 2016.

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**Consulted:**

David Munro, Local Member for Farnham South

John Orrick, Local Member for, Caterham Hill

Sally Marks, Local Member for, Caterham Valley

Paula Chowdhury, Strategic Finance Manager – Children, Schools and Families

Susan Smyth, Strategic Finance Manager – Change and Efficiency

Schools – Head Teachers and Governors

Parents and pupils

Local Residents

**Annexes:**

See Part 2 individual business case reports

**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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