

SURREY COUNTY COUNCIL**CABINET****DATE: 25 OCTOBER 2022****REPORT OF CABINET MEMBER: CLARE CURRAN, CABINET MEMBER FOR EDUCATION AND LEARNING****LEAD OFFICER: RACHAEL WARDELL, EXECUTIVE DIRECTOR, CHILDREN, FAMILIES AND LEARNING****SUBJECT: ALTERNATIVE PROVISION CAPITAL PROGRAMME****ORGANISATION STRATEGY PRIORITY AREA: GROWING A SUSTAINABLE ECONOMY SO EVERYONE CAN BENEFIT/TACKLING HEALTH INEQUALITY / EMPOWERING COMMUNITIES****Purpose of the Report:**

Alternative Provision (AP) is statutory education outside of school, arranged by local authorities or schools. AP accommodates pupils who cannot attend mainstream school for a variety of reasons including permanent exclusion, or mental or physical health difficulties. AP provides an alternative education which is often on a short-term or temporary basis until a pupil can return to mainstream education or move to a specialist provision where necessary, although for some pupils it may be a longer-term solution. Pupils sometimes also attend AP part time, spending the rest of their time at a nearby school, further education (FE) college or other provider to use specialist facilities such as for vocational courses.

Section 19 of the Education Act 1996 places a legal duty on Surrey County Council (SCC) to secure suitable, full-time alternative education for those children of compulsory school age who, by reason of illness, exclusion or otherwise, may not for any period receive suitable education unless such arrangements are made for them. The local authority also has a statutory duty to ensure that the special educational provision for pupils with Special Educational Needs and Disabilities (SEND) who have Education, Health, and Care Plans (EHCPs) and require AP places continues to be delivered, while pupils are out of school in accordance with Section 42, Children and Families Act 2014.

Surrey's Alternative Provision (AP) Strategy, which was endorsed by Cabinet on 30 March 2021 sets out the ambition for local pupils who need to access AP. The strategy ensures that local state-maintained AP delivers positive educational and wellbeing outcomes for young people, and that the significant resources SCC and educational settings commit to AP are joined up across the system of provision, so that children and young people get the right support at the right time in their learning journey.

Surrey's existing state-maintained AP education estate lacks the required facilities and space to provide a suitable learning environment for statutory alternative provision. The current assets are in extremely poor condition and lack capacity to provide adequate places in appropriate locations across the county. Existing accommodation across the current nine buildings is significantly undersized and the buildings are in a dilapidated condition which is likely to render them unusable within the next two years.

As such, the existing accommodation does not enable the provision of a full statutory educational offer that meets the educational needs of Surrey's most vulnerable learners.

These constraints mean that only 196 pupils, rather than the total of 240 pupils, can be physically accommodated on AP school sites at present.

This report seeks approval of the £43.2m capital investment that enables delivery of Surrey's AP Capital Programme in full, aligned with the strategic direction for AP, to ensure that all facilities meet the minimum standards required and go further to provide environments that ensure local children feel valued, can access a high-quality curriculum, and ensure that their emotional health and wellbeing is a priority.

Recommendations:

It is recommended that Cabinet:

1. Approves delivery of the £43.2m Alternative Provision programme in full and the movement of £22.7m Alternative Provision Capital funding from pipeline to budget, and notes the proposed use of £14.7m grant funding and expected £5.77m capital receipts which can be used to fund the overall capital programme. This is in order to provide a total of 240 state-maintained alternative provision school places for children with who cannot attend mainstream educational settings because of permanent exclusion, health, emotional or mental health needs from September 2024 onwards.
2. Approves the delegation of authority to allocate resources from the approved £43.2m budget required for individual projects to Cabinet Members for Education and Learning, Finance and Resources, and Property and Waste, following Capital Programme Panel approval.

Reason for Recommendations:

Delivery of a Fit for Purpose state-maintained AP Education Estate that is aligned with DfE (Department for Education) accommodation guidelines that provides a full and high-quality education offer and meets the needs of vulnerable learners who cannot attend mainstream school for a variety of reasons including exclusion, or mental or physical health difficulties.

The provision of the full availability of 240 places for Surrey resident children to access on a short-stay basis across the county which supports the county-wide inclusion plan and adopted Alternative Provision Strategy.

Reduction in the sustained commissioning of high-cost independent AP places and more equitable deployment of resources, which enables SCC to provide for more local children on a stable financial footing.

Executive Summary:

Business Case

1. Surrey's AP strategy provides a shared vision and ambition for children and a set of principles to develop a consistent high-quality countywide state-maintained AP offer. This delivers an integrated system of alternative provision focused on supporting children and young people at an earlier stage and enabling them to remain more often in their local school provision with their friends and siblings. The systemic approach drives improvements in outcomes for children and young people accessing alternative provision, returning them more quickly and successfully to full time education.
2. Recommendations initially made to Cabinet in May 2020 to consolidate the existing AP state-maintained estate from nine small sites to five larger sites primarily focused on

refurbishment. These assumptions have been technically assessed against floor area requirements for primary and secondary age pupils to ensure compliance against Department for Education Area Guidelines for Alternative Provision (Building Bulletin 104) and the required facilities and space to provide a suitable learning environment for statutory alternative provision.

3. Feasibility completed across the nine current assets has technically ruled out previous assumptions and confirms that the following approaches are necessary to ensure organisational compliance and deliver the facilities and space to provide suitable 240 places in permanent learning environments for Surrey's state-maintained statutory alternative provision:
 - a. North East Short Stay School requires a new build on new site in Elmbridge.
 - b. North West Short Stay School requires a new build on new sites in Surrey Heath or Runnymede.
 - c. Reigate Valley College requires a new build on a new site in Reigate & Banstead.
 - d. Fordway School requires the current school building to be demolished, the school to be decanted on to the Wey Valley College site for 11 months and a new school rebuilt on the current site in Spelthorne.
 - e. Wey Valley College requires remodelling and expansion on the current site in Guildford.
4. The relocation of provision at Pewley Hill to Wey Valley College's current site was completed in 2019/20. The Programme is continuing to deliver the brief and plans for Fordway School, and Wey Valley College are well underway. A new site in Elmbridge for North East Short Stay School was allocated to the Capital Programme by Corporate Asset Panel in August 2022 and works will start on site in February 2023 after the current tenant has vacated the site.
5. The other two provisions in the SE (Reigate Valley College) and NW (North West Short Stay School) Quadrants are expected to have new sites identified and allocated in the autumn and if that is accomplished delivery could still be achieved by the end of 2024/early 2025.
6. The Capital investment required to deliver the AP Capital programme in full is £43.2m. The average cost per pupil place varies between of £126k - £208k which falls in a range that SCC's appointed cost consultants have advised upon. When including the cost of potential site acquisition, this increases to £126k - £309k per place.
7. The cost per pupil place varies significantly from one project to another and the reason for this is that the programme includes new build on clear and existing sites and provision within existing assets (i.e., requiring refurbishment or remodelling) as well as several modular solutions and temporary accommodation, with a range of costs that reflect different scope of works to deliver the additional specialist school places. The five projects are at the higher end of the cost per pupil place range because of the reduced opportunities for economies of scale and includes contingency for inflation risk.
8. The capital investment, which will create an additional 44 additional AP school places will realise £1.32m total cost containment to DSG (Dedicated Schools Grant) HNB (High Needs Block) per year. This is based on the variation between an average unit cost of £52k per pupil per annum for independent AP provision, as compared to the average cost for maintained specialist places at £22k per pupil per annum.

9. Provision of additional maintained specialist places would generate an approximate saving from 2024-2025 of £30k per place per year. A sustainable AP education estate will be developed to provide modern, bespoke facilities for Surrey's vulnerable learners who have high needs or SEND and require an AP school placement, providing cost effective solutions to support revenue savings.
10. **Delivery of additional and reprovision of existing state-maintained AP schools places will realise significant benefits to Surrey's children and young people with additional learning needs. These benefits include:**
- a. Consolidation of the AP education estate ensures long-term sustainability and financially viable AP schools who can arrange their budgets and staffing requirements effectively through appropriate economies of scale.
 - b. Improvements to educational opportunities and well-being outcomes of children who access AP, which increases the likelihood of successful reintegration back into mainstream settings where appropriate.
 - c. Children with additional needs can access the help and support they need to thrive and achieve within their local communities. They can go to education provision that meets their needs, access services and play an active role in the community close to where they live.
 - d. Children, young people, and families have access to the same level of high-quality AP support wherever they live in Surrey. We have a good, shared understanding of our children and young people who have additional needs in Surrey and our support offer matches their identified needs.
 - e. Capacity created locally will also ensure AP home to school transport times are reduced in line with Department for Education recommendations, improving congestion and traffic flow around the county which will be of benefit to Surrey's Green Agenda. Reduction in journey times also increases opportunities for developing independent travel skills.
 - f. Design philosophy to create new school buildings supports low energy consumption, reduces solar gain, and promote natural ventilation. Alignment with county-wide priorities to drive forward the transition to a zero-carbon built environment, through the pursuit of lower operational energy use, increased supply of renewable energy to Surrey's buildings and reduced embodied carbon.
 - g. The local impacts will include improved availability of fit for purpose state-maintained AP school places across the four quadrants of the county, increased opportunities for outreach support for mainstream schools and more children with additional learning needs attending short-stay education placements closer to their home, better connected to local communities and support services.

Consultation:

11. The SCC [Alternative Learning Provision Consultation](#) ran from 23 October 2020 to 17 November 2020. Key to the success of a whole system AP strategy was endorsement of the vision and engagement by a range of stakeholders who operate within the system. Surrey's AP Strategy has been developed in collaboration with those who work in educational settings as well as children and young people themselves and across the Education partnership.
12. The outcomes of the consultation and engagement activity clearly evidenced support from the sector as well as children, young people, and their parents for a focus on inclusion within high-quality flexible education settings that allow for full curriculum delivery along with different teaching styles and individual support where needed. In particular, timely mental health support was cited as critical, as well as a swift response

where special educational needs and or disabilities (SEND) are identified. Key concerns were raised the negative impact of AP pupils needing to travel long distances, or out of county on attendance and future long-term outcomes. Parents and carers also felt that whole family learning would be beneficial to their children's AP outcomes. 92% of local schools agreed with the proposed consolidation of the AP estate across five larger assets and inclusive practice approach.

13. Headteachers, Governing Bodies and Management Committees of North East Short Stay School, North West Short Stay School, Fordway School, Wey Valley College and Reigate Valley College have been directly involved in the development of the five projects and planned engagement activity continues monthly to ensure all partners are well-sighted on project progression.
14. Public consultation will be carried out for each approved project going forward in line with statutory Planning Consultations and Judicial Review periods for Land and Property developments.
15. Further public consultation will also be undertaken for each approved project in line with Department for Education statutory processes for Making Significant Changes to Maintained Schools or an Open Academy by Mutual Agreement. This public-facing work needs to demonstrate that fair and open local consultation has been undertaken with all stakeholders who could be affected by the proposed change, and that the Local Authority or Academy Trust has considered all responses received. The Lead Cabinet Member for Education and Learning and the Regional Schools Commissioner (or the Secretary of State as appropriate) will need evidence that they have been consulted and will consider any reasonable objections from them.

Risk Management and Implications:

16. Identified risks and planned mitigations are outlined below:

	Risk description	Mitigation action/strategy						
i.	Current construction industry market conditions	<ul style="list-style-type: none"> Mitigated by accurate cost planning, annual inflation of 4-6% on costs, market analysis and 15% contingency provision to cover for any unforeseen risks such as abnormal ground conditions and service diversions that may arise during the builds. <table border="1"> <thead> <tr> <th>Surveys dependent on individual sites may include</th> <th>Professional fees include, where required:</th> <th>Other fees include:</th> </tr> </thead> <tbody> <tr> <td> <ol style="list-style-type: none"> 1. Topographical survey 2. Soil investigations 3. Asbestos 4. Measured building survey (existing buildings) 5. Planning fees 6. Further transport assessment 7. Trees 8. Archaeology and Heritage 9. Ecology 10. Acoustic 11. Drainage 12. Services (gas, water, electric) </td> <td> <ol style="list-style-type: none"> 1. Viability study 2. Feasibility study 3. Architectural & Heritage services 4. Mechanical and Electrical Engineering services 5. Structural Engineer services 6. Public Health Engineer services 7. Full design (drawings & specification/bill of quantities) 8. Employers Agent 9. Cost management (Quantity Surveying services) </td> <td> <ol style="list-style-type: none"> 1. Health and Safety - Construction Design Management (CDM-C services) 2. Planning Application 3. Clerk of Works </td> </tr> </tbody> </table>	Surveys dependent on individual sites may include	Professional fees include, where required:	Other fees include:	<ol style="list-style-type: none"> 1. Topographical survey 2. Soil investigations 3. Asbestos 4. Measured building survey (existing buildings) 5. Planning fees 6. Further transport assessment 7. Trees 8. Archaeology and Heritage 9. Ecology 10. Acoustic 11. Drainage 12. Services (gas, water, electric) 	<ol style="list-style-type: none"> 1. Viability study 2. Feasibility study 3. Architectural & Heritage services 4. Mechanical and Electrical Engineering services 5. Structural Engineer services 6. Public Health Engineer services 7. Full design (drawings & specification/bill of quantities) 8. Employers Agent 9. Cost management (Quantity Surveying services) 	<ol style="list-style-type: none"> 1. Health and Safety - Construction Design Management (CDM-C services) 2. Planning Application 3. Clerk of Works
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i.	Planning Approval and adherence to statutory timescales , resulting from programme demand on top of business as usual, against current capacity shortage.	<ul style="list-style-type: none"> Mitigated by confirmation of additional resource required to meet projected demand from 2022-2026 and early Pre-App, aligned with Land due diligence where applicable. 						
i.	Site availability , resulting from two of five provisions	<ul style="list-style-type: none"> Mitigated by land due diligence and formal allocation of sites to Programme by Corporate Asset Panel, or 						

	Risk description	Mitigation action/strategy
	awaiting sites to be identified and allocated to the programme.	Estates to identify suitable alternative assets/ sites to achieve target delivery timescales.
v.	Internal Resources: Analysis of projected demand against current commitment for the life of the programme reveals projected resource requirements.	<ul style="list-style-type: none"> Mitigated by confirmation of additional Project Management and Legal resource required to meet projected demand from 2022-2026 and outsourcing to external consultants where appropriate

17. All SCC building and refurbishment projects are required to include risk, issue, and quality registers. At a programme level cost plans include allowances for design development and construction risk and are based on current market conditions. Cost plans also include for meeting Surrey's Operationally Carbon Net Zero target. These will be subject to approval from the Capital Programme Panel and reported by exception for decision-making.

18. A Programme Risk Register is used to identify, manage, and mitigate programme-level risks. This is managed by the Capital Programme. In addition, each individual approved project within the programme will have a comprehensive costed risk, issue, and quality register. These will be managed by the Land and Property Schools Project Management teams. Early discussions and Pre-Application consultation with the Planning Authority and Procurement ensure that potential contentious planning conditions and routes through procurement frameworks are mitigated early. Monthly Programme review meetings between the Capital Programme and Surrey's Reg 3 Planning Teams were established in 2021 for this purpose.

19. Any site (or indeed extant building that may be convertible) will need to secure specific planning consent for education use (Class F1 under the Town and Country Planning (Use Classes) Order 1987 as amended). In addition to the purchase price negotiated, costs of acquisition would need to take account of up to approx. 5% for Stamp Duty Land Tax, plus a further 0.75%-1% for legal and purchasing/survey fees.

Financial and Value for Money Implications:

20. The Capital investment required to deliver the AP Capital programme in full is £43.2m (Table 1). Surrey's Cabinet approved a pipeline budget of £22.7m in May 2020. However, there is a projected budget gap of c£20.5m, which is primarily driven by property and construction market pressures, general and sector-specific inflation of up to 8% and the potential requirement for a site purchase.

21. Programme delays caused by site constraints and identification and a necessary significantly changed approach from 2020 have also contributed to the increase in costs. Currently 196 spaces are available and occupied so it is anticipated with this investment the full 240 (44 additional) AP places will be provided.

22. Planned mitigations to the projected budget gap are that Surrey has received c£15.7m DfE High Needs Provision Capital Allocation (HNPCA) grant funding for 2023/24, which was confirmed by the Department for Education (DfE) as of 29 March 2022. It is proposed that £14.7m of the grant is allocated against the AP Capital Programme to close the funding gap. HNPCA Grant funding is specifically allocated to support local authorities to deliver new places for academic years 2023/24, to improve existing

provision for children and young people with SEND or pupils who require Alternative Provision, and to meet the costs associated with improved sustainability standards, including considerations relating to buildings that are net zero carbon in operation and with additional climate resilience measures. The remaining gap of £5.8m is proposed to be offset against expected capital receipts as per paragraph 26. Use of Capital receipts will ultimately be considered against the Capital programme as a whole.

Table 1: Capital cost profile and funding

Capex and Funding Profile	2023/24 £'m	2024/25 £'m	2025/26 £'m	2026/27 £'m	2027/28 £'m	2028/29 £'m	Total £'m
Total Scheme cost	4.93	22.94	15.30	-	-	-	43.16
Funded by:							
Third Party	-	-	-	-	-	-	-
Government Grant	-	(14.70)	-	-	-	-	(14.70)
Revenue Funding	-	-	-	-	-	-	-
Capital Receipts	-	-	(5.77)	-	-	-	(5.77)
SCC Funding Required	(4.93)	(8.24)	(9.53)	-	-	-	(22.70)
Total Funding	(4.93)	(22.94)	(15.30)	-	-	-	(43.16)

23. Based on the cost avoidance potential of c£30k per place, the additional 44 places realised through capital delivery will enable c£1.32m full year cost containment when places are fully occupied (Table 2).

Table 2: Efficiency savings / Value For Money/ Revenue implications

(Cumulative)	2022/23 £'m	2023/24 £'m	2024/25 £'m	2025/26 £'m	2026/27 £'m	2027/28 £'m	Total £'m
Gross Savings/income (input positive)	0	0	0	1.21	1.32	1.32	3.85
Revenue Cost (input positive):							
Employees							0
Supplies and Services							0
Third Party							0
Borrowing Costs		0.066	0.068	0.82	0.78	0.78	2.52
Other							0
Total Costs	0.00	0.07	0.07	0.82	0.78	0.78	2.52
Net Savings or Income / Cost*	0.00	-0.07	-0.07	0.39	0.54	0.54	1.34

24. The full offer of 240 place state-maintained AP is not currently achievable in Surrey, given the constraints of existing assets that are reaching end of life. If the programme is not delivered, then sustained usage of independent providers to provide statutory education outside school is likely to continue. To that end, the capital investment in the new provision also avoids the potential for the permanent places to be moved to independent school provision at the point when the current state-maintained AP sites became unusable.

25. The programme contributes to the Council's requirement to demonstrate we are improving value for money in the service provided through alignment with SCC's DSG Management Plan and achievement of Capital Strategy Cost Containment Targets.

26. The programme will deliver Capital Receipts of around £5.77m through planned disposal of six SCC owned assets across four districts and boroughs. Any disposal will require separate governance approval:

- Reigate Valley College Phoenix Campus and Sidlow Bridge sites in Reigate & Banstead
- North East Short Stay School Staines & Hersham sites in Spelthorne & Elmbridge
- North West Short Stay School Pyrford & Kingsway sites in Woking

Section 151 Officer Commentary:

27. Although significant progress has been made to improve the Council's financial position, the financial environment remains challenging. The UK is experiencing the highest levels of inflation for decades, putting significant pressure on the cost of delivering our services. Coupled with continued increasing demand and fixed Government funding this requires an increased focus on financial management to ensure we can continue to deliver services within available funding. In addition to these immediate challenges, the medium-term financial outlook beyond 2022/23 remains uncertain. With no clarity on central government funding in the medium term, our working assumption is that financial resources will continue to be constrained, as they have been for the majority of the past decade. This places an onus on the Council to continue to consider issues of financial sustainability as a priority in order to ensure stable provision of services in the medium term.

28. As such, the Section 151 Officer supports the proposal to progress the AP Capital programme. However, it should be noted that there is a need to confirm funding streams for the later years of the overall SEND programme through ongoing free school bids, CIL contributions, Capital receipts or further grant allocations in order to deliver the full anticipated cost containment.

Legal Implications – Monitoring Officer:

29. Section 19 of the Education Act 1996 places a legal duty on the Council to secure suitable, full-time alternative education for those children of compulsory school age who, by reason of illness, exclusion or otherwise, may not for any period receive suitable education unless such arrangements are made for them.

30. The local authority also a statutory duty to ensure that the special educational provision for pupils with Special Educational Needs and Disabilities (SEND) who have Education, Health and Care Plans (EHCPs) and require AP places continues to be delivered, while pupils are out of school in accordance with Section 42, Children and Families Act 2014.

31. Surrey's Alternative Provision (AP) Strategy was endorsed by Cabinet on 30 March 2021. The implementation of the strategy puts the Council into compliance with the statutory requirements set out in paragraphs 44 and 45.

Equalities and Diversity:

32. The AP Capital Programme's delivery is expected to have a positive impact on Equalities and Diversity, as increasing numbers of Surrey children and young people with who cannot attend mainstream educational settings because of permanent exclusion, health,

emotional or mental health needs will have their additional needs better met by a school in their local area.

Other Implications:

33. The potential implications for the following council priorities and policy areas have been considered. Where the impact is potentially significant a summary of the issues is set out in detail below.

Area assessed:	Direct Implications:
Corporate Parenting/Looked After Children	The programme of capital investment directly supports the Surrey Corporate Parenting Strategy 2020. Increasing the sufficiency of provision in Surrey for children and young people who require AP and/or who are looked after will enable better long-term outcomes, with children closer to home and more connected to local communities and support services. Local capital investment improves value for money through the strengthening of collaboration with local providers, as well as other local authorities to manage the market more effectively.
Safeguarding responsibilities for vulnerable children and adults	SCC has a duty to promote and improve safeguarding in education as well as educational outcomes for all children and young people who are vulnerable or disadvantaged. The creation of additional specialist capacity closer to home supports highly effective joint agency monitoring to safeguard children, to reduce placement breakdown and increased demand on care services.
Environmental sustainability	The provision of state-maintained places closer to home will reduce the average journey times for learners. This also supports the development of sustainable independent travel skills for pupils with alternative learning needs, which is aligned with Preparation for Adulthood outcomes. These benefits also involve maximising local business opportunities and the social value they create across the county, including how local communities can be best supported and enhancing communications both internally and externally.
Compliance against net-zero emissions target and future climate compatibility/resilience	Design philosophy that has been adopted to create new or refurbish and extend existing buildings will support low energy consumption, reduce solar gain, and promote natural ventilation. Any proposals will be in line with this policy and any new building will be to the standards in the local planning authority's adopted core planning strategy. Commitment to drive forward the transition to a zero-carbon built environment, through the pursuit of lower operational energy use, increased supply of renewable energy to Surrey's buildings and reduced embodied carbon – the GHG emissions associated with non-operational phases like construction.
Public Health	No significant implications arising from this report.

What Happens Next:

34. Next Steps and Timelines per Project:

Project	Next Steps	By
Fordway School	Outline Business Case to Capital Property Panel to secure capital draw-down	Oct 2022
Wey Valley College	Outline Business Case to Capital Property Panel to secure capital draw-down	Dec 2022
Reigate Valley College	Allocation of suitable assets for Reigate Valley College permanent site by Corporate Asset Panel	End of Sep 2022
North East Short Stay School	Project activity starts on new site Outline Business Case to Capital Property Panel to secure capital draw-down	Feb 2303 Jan 2024

Project	Next Steps	By
North West Short Stay School	Expansion of sequential site search to include Runnymede and Surrey Heath to identify a permanent site	Dec 2022

35. Initiation of statutory significance change processes for change of site Jan 2023, leading to Lead Cabinet Member and Regional Schools Commissioner Decisions March 2023. Subsequent decisions about resource allocation for approved schemes will be expedited through delegated authority to Lead Cabinet Members for Education and Learning, Finance and Resources, and Property and Waste.
36. Issues/Risks/Outcomes will be communicated via the Children Families and Learning (CFL) Capital Board alongside monthly Transformation Board and Lead Cabinet Member Briefings.

Report Author: Liz Mills, Director of Education & Lifelong Learning, 020 8541 7608

Consulted:

- CFL Capital Programme Board
- Cabinet Members Denise Turner Stewart (Education and Learning, role now held by Clare Curran) Natalie Bramhall (Property and Waste) and Becky Rush (Finance and Resources, role now held by Ayesha Azad)
- Directors of Education, Liz Mills and Land and Property, Simon Crowther
- Strategic Finance Business Partner CFL, Daniel Peattie
- Strategic Finance Business Partner Land and Property, Louise Lawson
- Education and Land and Property Staff

External:

- CEO Inclusive Education Trust (Fordway School, Wey Valley College and Reigate Valley College)
- Headteachers of North East Short Stay School, North West Short Stay School, Fordway School, Wey Valley College and Reigate Valley College
- Governing Bodies/Management Committees of North East Short Stay School, North West Short Stay School, Fordway School, Wey Valley College and Reigate Valley College
- School leaders within Primary, Secondary and Special School Phase Councils
- Children and families who currently/have previously accessed Surrey's state-maintained AP

Appendices:

- Appendix A: Surrey Current Alternative Provision Education Estate across nine sites and proposed consolidation across five sites (Geographical Locations)
- Appendix B: AP Capital Programme Projects and Planned Disposals
- Part 2 Report

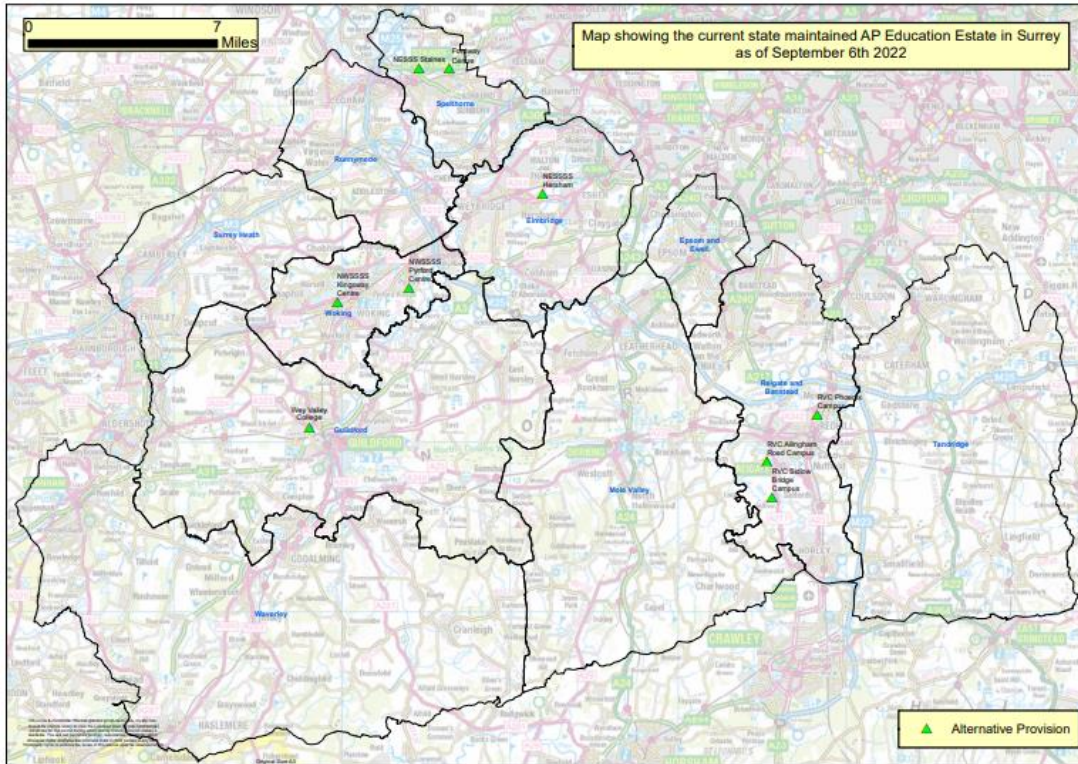
Sources/background papers:

- [AP \(Previously known as PRU \(Pupil Referral Unit\) Capital Strategy Report Cabinet, 26/05/2020 14:00 Item 9](#)
- [Cabinet Decision Tuesday 26-May-2020 14.00 Item 9](#)
- [Alternative Provision Strategy Report Cabinet, 30/03/2021 14:00 Item 9](#)
- [Cabinet Decision Tuesday 30-Mar-2021 14.00 Item 9](#)
- [Community vision for Surrey in 2030](#)
- [Surrey Children and Young People's Emotional Well-Being and Mental Health Strategy](#)

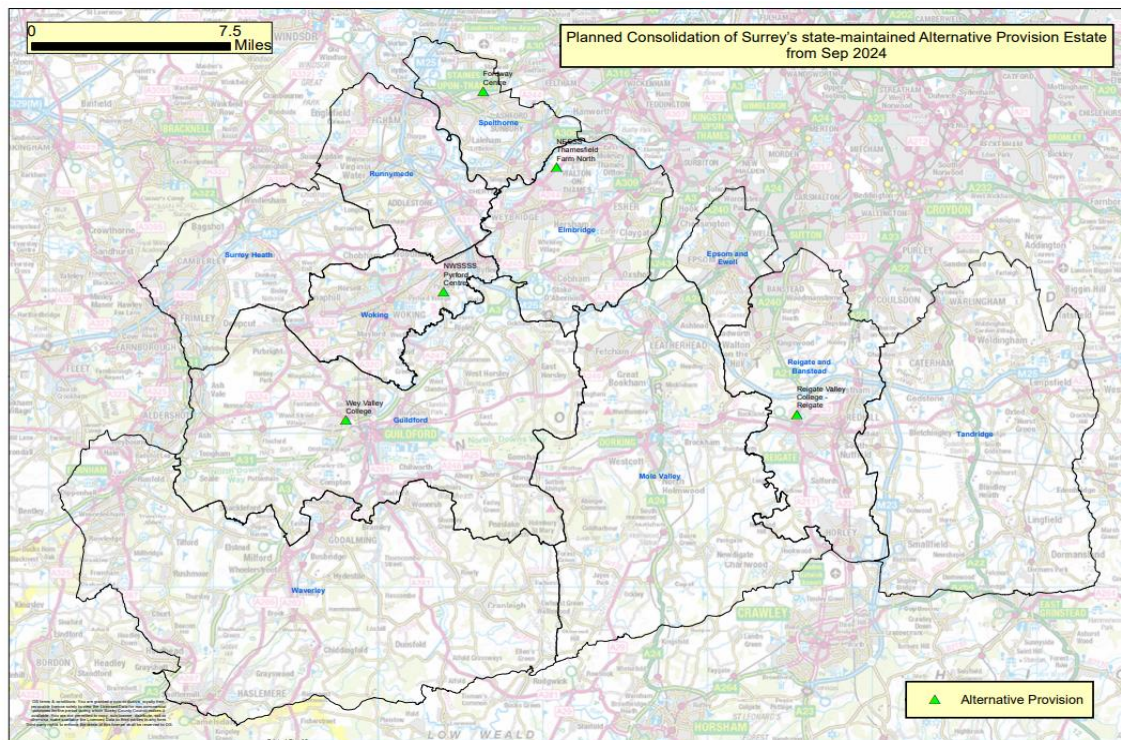
- [Department for Education Area Guidelines Alternative Provision BB104](#)
- [Surrey County Council Alternative learning for those with additional educational needs](#)
- [Alternative Learning Provision Consultation - Children & Young People - Surrey County Council - Citizen Space \(surreysays.co.uk\)](#)
- [Surrey DfE Safety Valve Agreement](#)

Appendix A: Surrey State-maintained Specialist and Alternative Provision Education Estate as of Sep 2022 & AP Capital Programme Geographical Locations

A1: Current state-maintained AP Education Estate across nine locations



A2: Map showing new consolidated AP Education Estate's Geographical Locations



The consolidation of the state-maintained AP estate across five larger assets ensures availability of 48 primary AP places and 192 secondary AP in the north and south of the county.

Appendix B: AP Capital Programme Projects and Planned Disposals

Provider	Current capacity on site	New site capacity	Additional places (post-delivery)
North East Short Stay School	45	60	15
North West Short Stay School	24	40	16
Reigate Valley College	62	72	10
Wey Valley College	44	44	0
Fordway School	21	24	3
TOTAL	196	240	44

Provider	Location	Project	Pupil Places	Target delivery	Project status	Update
Fordway School	Spelthorne	Demolish and new build on existing site	24 Primary	Sep 2024	On Track	Decant into temporary accommodation on Wey Valley College site due Feb 2023 also as planned
Wey Valley College School	Guildford	Refurbishment and expansion on existing site	12 Primary 32 Secondary	Sep 2024	Feasibility, due to change of approach	Change of approach as the St Francis Centre asset is no longer available to the project. Options appraisal re-issued to programme in late Aug 2022 for Corporate Parenting & Education Director-level consideration.
Reigate Valley College	Reigate & Banstead	New build on new site	12 Primary 60 secondary	Sep 2024	On hold at Stage 1 RIBA	Three options in scope following extensive sequential site search across 25 sites. Confirmed new asset allocation to programme due 27 Sep 2022.
North East Short Stay School	Elmbridge	New build on new site – Thamesfield Farm North.	60 Secondary	Dec 2024	On hold Stage 1 RIBA	Asset allocated to programme by Corporate Asset Panel 28/07/2022. Project Team have site access from 1 Feb 2023 after current tenant has vacated the site
North West Short Stay School	Woking	New build on new site:	40 Secondary	Sep 2024	On hold Stage 1 RIBA	Two options in scope and next steps leading to acquisition of the preferred site has commenced. Confirmed new asset allocation to programme due winter 2022.

Planned Disposals:

The programme will deliver Capital Receipts of around £5.77m through planned disposal of six SCC owned assets in four Districts and Boroughs:

- Reigate Valley College Phoenix Centre campus & Sidlow Bridge Campus in Reigate & Banstead
- North East Short Stay School Staines campus in Spelthorne & Hersham Campus in Elmbridge
- North West Short Stay School Pyrford & Kingsway sites in Woking

Once the schools have been decanted to their new sites, the programme can then apply to secure the Capital Receipts against the wider Capital Programme to support affordability pressures.