

SURREY COUNTY COUNCIL

CABINET

DATE: 22 OCTOBER 2013



REPORT OF: MR TONY SAMUELS, CABINET MEMBER FOR ASSETS AND REGENERATION PROGRAMMES

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: EARLSWOOD JUNIOR SCHOOL, REDHILL – EXPANSION BY ONE FORM OF ENTRY 120 PLACES FROM SEPTEMBER 2014
LANGSHOTT INFANT SCHOOL, HORLEY – EXPANSION BY TWO FORMS OF ENTRY 240 PLACES TO BECOME A PRIMARY SCHOOL PROVIDING 420 PLACES FROM SEPTEMBER 2014

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 2013-18 Medium Term Financial Plan.

Earlswood Junior School, Redhill and Langshott Infant School, Horley 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 both schools to meet the demand.

RECOMMENDATIONS:

It is recommended that the expansion and adaptation of the 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 items 19 and 20 respectively)

- (i) Earlswood Junior School, Redhill (Increase by 120 places to 480)
- (ii) Langshott Infant School, Horley (Increase by 240 places to 420)

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's projections indicating future needs for schools places were significantly exceeded 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 unforeseen 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)

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 5 years. Capital investment over the Medium Term Financial Plan for 2013/18 amounts to £354m.

2. The Cabinet Member for Schools and Learning has considered and approved the educational rationale for the expansion and improvement of the schools set out in this report. Approval of the business case for each of the expansions is now required in order to progress the delivery of the accommodation at each school.
3. The projects are included in the County Council's capital programmes as part of the 2013/2018 Medium Term Financial Plan.
4. The individual business cases for each school are attached under items 19 and 20 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.

Earlswood Junior School, Redhill - Increase by 120 places to 480

5. The Cabinet Member for Schools and Learning was consulted on 13 March 2013 and recommended the expansion of Earlswood Junior School to provide a total of 480 places.
6. Earlswood Infant and Junior Schools are federated and are located within a mile of each other with the infant site in St John's Road and the junior site in Brambletye Road.
7. The infant school is currently three form of entry and provides 270 places in 3 year groups. A separate project completed in September 2013 to increase the infant school by one form of entry (90 places) providing a total of 360 places.
8. The proposal is to now expand the junior school by one form of entry, increasing the capacity by 120 places to 480 places (4 year groups of 120 pupils).
9. The school also has an existing demountable building, known as The Nest, which is beyond economic repair, but is still required to deliver the curriculum. This building was to be replaced and funded under the aged demountables maintenance replacement programme. The opportunity has been taken to combine the two projects, to achieve greater value. It is therefore proposed to demolish the existing building and provide a replacement.
10. The existing building does not have any capacity to accommodate the increase in pupils; therefore the capacity increase will be achieved by constructing a standalone extension of five classrooms spaces consisting 4 teaching spaces for the basic need increase and one replacement space for The Nest.
11. The project is included in the County Council's school basic need capital programme as part of the 2013/2018 Medium Term Financial Plan (MTFP).
12. The replacement space for The Nest will be provided via funding from the capital maintenance programme (replacement of aged demountables) 2013/14.

Langshott Infant School, Horley - Increase by 240 places to 420

13. The number of school aged children in Horley has been steadily rising over the last few years. Much of the rise is due to an increase in housing development in Horley and the surrounding areas.
14. These factors feed into the forecasts of future demand on school places. Surrey County Council is predicting the need for at least 2 forms of additional entry in the Horley north east sector through to 2018. The analysis of this indicates that an expansion of primary provision is needed immediately.
15. The Cabinet Member for Schools and Learning was consulted on 11 September 2013 in order to recommend the expansion of the school from a two form entry infant school (180 places) to become a two form entry (420 places) primary school.
16. The building will comprise 9 classroom spaces and WC provision. The existing Hall and kitchen will need to be extended as part of this project.
17. The project is included in the County Council's School Basic Need Capital Programme as part of the 2013/2018 Medium Term Financial Plan.

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.

RISK MANAGEMENT AND IMPLICATIONS:

20. 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

21. The schemes will be subject to robust cost challenge and scrutiny to drive optimum value as they progress.

Section 151 Officer Commentary

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

Legal Implications – Monitoring Officer

23. Section 13 of the Education Act 1996 places a general duty on local education authorities to secure that efficient primary education is available to meet the needs of the population in its area. In doing so, the Council is required to contribute to the spiritual, moral, mental and physical development of the community. Section 14 of the Education Act 1996 places a duty on the Council to secure that sufficient schools or providing primary and secondary education are available in its area. There is a legal duty on the Council therefore to secure the availability of efficient education in its area and sufficient schools to enable this.

Equalities and Diversity

24. The new classroom buildings will comply with DDA (Disabilities Discrimination Act) regulations. The newly expanded school will provide employment opportunities in the area.
25. The schools will be for children in the community served by the school. If there is sufficient provision available, then it would be beneficial for all children, including vulnerable children.
26. The schools 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

27. This proposal would provide increase provision in the area, which would be of benefit to all in 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

28. The design philosophy is to create a building that will support low energy consumption, reduce solar gain and promote natural ventilation. The aim is for the buildings to exceed the requirements of Building Regulations in terms of thermal insulation and energy consumption and this will be achieved by a high performance thermal envelope which will reduce the overall heating demand with minimal heating provided to compensate for fabric losses only.

WHAT HAPPENS NEXT:

29. If approved, to proceed to contract award and continued drive to attain optimum value for money.

Contact Officer:

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Nicholas Smith, Schools Commissioning Officer, Schools and Learning, Tel: 020 8541 8902

Consulted:

Julie Fisher, Strategic Director for Business Services
Denise Le Gal, Cabinet Member for Business Services
Dorothy Ross-Tomlin, Local Member for Horley East
Barbara Thompson, Local Member for Earlswood and Reigate South
Paula Chowdhury, Strategic Finance Manager, Business Services

Annexes: None

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 2010-2014 – 30 March 2010
 - Investment Panel: Report 28 September 2010 Langshott Infant School
 - Investment Panel: Report 28 September 2010 Earlswood Junior School, Redhill
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