

Annex 4: Options Appraisal: Provision of Primary School Places in Reigate

Table 1: Summary

	Support Surrey County Council achieve ambitions set out in the Community Vision	Affordable	Achievable	Sustainable	Legally compliant	Deliver Value for Money
Option 1 Relocate Reigate Priory Junior School onto a new site at Woodhatch Place	<p>Education offer that is fit for the future. Reduces safeguarding risks and provides improved modern learning space.</p> <p>Improved inclusion for pupils with additional needs.</p> <p>Need to mitigate impacts for pupils who have to travel further to school and improve safety in the walking route to school.</p> <p>Only 27% respondents selected this option.</p>	<p>Yes (currently with DfE funding contribution as part of the Priority Schools Building Programme 2)</p>	<p>Feasibility studies have deemed this option feasible. It is achievable, subject to planning permission.</p>	<p>A new building has been designed that would be the first operationally Net Zero Carbon school in Surrey. It has been designed to be fit for the future.</p>	<p>Yes</p> <p>Legal advice will continue to be sought throughout any project.</p>	<p>The new building would provide a modern learning environment with reduced maintenance and upkeep costs for the school.</p>
Option 2 Explore re-organisation options in the primary planning area of Reigate	<p>Potential for an education offer that is fit for the future with reduced safeguarding risks and improved modern learning space.</p> <p>Potential for continuous education offer at the same setting from Year R – Year 6</p> <p>Risks of disruption impacting multiple schools in the planning area.</p> <p>68% of respondents selected this option.</p>	<p>Not known</p> <p>Viability studies would provide estimated costs for options put forward by the working group.</p>	<p>It is achievable to start the process of looking at options for re-organisation.</p> <p>Further development with contribution from all decision makers is needed.</p> <p>Viability and feasibility studies would be needed.</p>	<p>Further work would be needed to explore what would be sustainable.</p>	<p>Yes</p> <p>Legal advice will continue to be sought throughout any project.</p>	<p>In the long-term there is potential for Value for Money in re-organisation.</p> <p>Risks that costs could escalate if expansion is needed for existing buildings and if temporary accommodation is needed.</p>

Annex 4: Options Appraisal: Provision of Primary School Places in Reigate

Table 2: Option 1

Option 1 Relocate Reigate Priory Junior School to a new site at Woodhatch Place	
Does the option support Surrey County Council to achieve ambitions set out in the Community Vision that children and young people are safe and feel safe and confident and that everyone benefits from education, skills and employment opportunities that help them succeed in life?	<p>The option would mean no change to the current number of primary school places in the Reigate planning area and no change to school leadership and structure of primary schools in the area.</p> <p>A new bespoke building would provide full accessible and modern learning environment.</p> <p>Improved security and safeguarding.</p> <p>This option enables the school to consider future opportunities that are not possible on the current site (such as converting to an Academy, establishing an SEN (Special Educational Needs) Unit, lowering the age range to become a primary school and/or establishing a nursery).</p> <p>Opportunities to amend and improve the planning application. Opportunities to shape and improve the transport and travel offer based on responses to this consultation.</p>
Affordability Is there funding available for the option?	Circa £15m Capital Costs for Surrey County Council from the Basic Need Grant. £10.5m DfE funding
Achievability Is it possible? Do we know how? Are there barriers to achieving?	<ul style="list-style-type: none"> At time of publication, Woodhatch Place is the closest feasible site, to the current school site, identified through a site search completed in August 2023. The designs can be amended based on the planning application refusal reasons as handed back to applicant in February 2023. Improvements can be made to travel and transport planning to improve journeys between the infant schools and the junior school. Only achievable with planning permission
Sustainability Does the option provide a solution which is fit for the future. Longevity of the solution	A new building would mean provision of places for the long-term
Legally compliant Are there any legal constraints?	Making significant changes ('prescribed alterations') to maintained schools (publishing.service.gov.uk) states that a school transfer onto a new site only requires the local authority to follow the statutory process Where the main entrance of the proposed new site for a school would be more than 2 miles from the main entrance of the current school site, or if the proposed new site is within the area of another local authority. Outside of the statutory process local authorities and governing bodies are nevertheless required to adhere to the usual principles of public law.

Annex 4: Options Appraisal: Provision of Primary School Places in Reigate

Option 1 Relocate Reigate Priory Junior School to a new site at Woodhatch Place	
	The option is subject to planning permission.
Value for money Are there cost savings or cost containment within the option. Is the cost of the option justified based on the benefits?	<ul style="list-style-type: none"> • Cost containment as the current building costs 1,108% more to run than an equivalent sized Primary School. • No revenue cost implication for the provision of temporary accommodation whilst the new school is constructed.
Risks and Issues	<p>Planning application may be refused.</p> <p>Uncertainty about the future of Reigate Priory Junior School is unsettling for pupils, their families and staff.</p> <p>Only 27% respondents to the education consultation selected this option as a preferred option. Impacts on traffic and transport, safety of travel to school and increased distance from Holmesdale Infant were the main reasons respondents gave against this option.</p> <p>The increased distance from Holmesdale Infant School means that some journeys will increase, particularly for parents where one child attends Holmesdale Infant School and one child attends Reigate Priory Junior School.</p> <p>Risk due to the status and condition of the building that there would be an urgent need to find school places for up to 600 pupils if conditions deteriorate on the current site. This could mean temporary accommodation on the current site or the proposed new site.</p>

Annex 4: Options Appraisal: Provision of Primary School Places in Reigate

Table 3: Option 2

Option 2 Set up an education working group to explore re-organisation options for schools in the primary planning area of Reigate.	
Does the option support Surrey County Council to achieve ambitions set out in the Community Vision that children and young people are safe and feel safe and confident and that everyone benefits from education, skills and employment opportunities that help them succeed in life?	<p>The option would provide the opportunity for a working group, with representatives from each of the schools in the Reigate planning area, to explore options for the future. The group would look for a solution that supports Surrey County Council to achieve the ambitions.</p> <p>There would be scope to consider expansions, schools amalgamating and/or changing age ranges to become primary schools. If a school moved as a primary school onto a new site a new bespoke building would provide full accessible and modern learning environment.</p> <p>There is opportunity to reduce the number of places in the Reigate planning area, however this would rely on parental choice for school places in neighbouring areas.</p> <p>This option enables partnership across schools. A new site or amalgamating with an existing school would allow Reigate Priory Junior School to consider future opportunities that are not possible on the current site (such as converting to an Academy, establishing an SEN Unit, lowering the age range to become a primary school and/or establishing a nursery).</p>
Affordability Is there funding available for the option?	<p>Funding available would be dependent on the option identified. Potential £15m Capital funding from Surrey County Council Basic Need Grant.</p> <p>Cabinet would need to commit circa 30k for each viability appraisal per school, for any options proposed.</p>
Achievability Is it possible? Do we know how? Are there barriers to achieving?	<p>It is feasible to set up a working group to consider and work up different option appraisals. The working group will explore different ideas for re-organising and expanding existing schools in the Reigate Planning Area. They may also liaise with schools in neighbouring areas to consider changes to admission arrangements.</p> <p>It is not known if it is feasible to make sufficient changes (other than moving to a new site) that could ensure school places that are fit for the future across the planning area.</p> <p>Multiple decision makers and statutory decision-making process needed before changes could be made.</p> <p>A new site may be needed to amalgamate or expand existing schools or if Reigate Priory Junior School were to change age range to become a primary.</p>
Sustainability Does the option provide a solution which is fit for the future. Longevity of the solution	<p>Sustainability would be a consideration in any viability appraisal.</p> <p>If the option has a reduced number of places, there would need to be scope to expand further if birthrates increase again.</p>

Annex 4: Options Appraisal: Provision of Primary School Places in Reigate

Option 2 Set up an education working group to explore re-organisation options for schools in the primary planning area of Reigate.

<p>Legally compliant Are there any legal constraints?</p>	<p>There would be scope to consider expansions, schools amalgamating and/or changing age ranges to become primary schools. Any option the working group identifies that includes changes to existing schools would be subject to further feasibility studies and formal decision making. Surrey County Council would not recommend a closure of a school that provides quality education and continues to meet the needs of local pupils, however, school closure or school closure as part of an amalgamation may be considered by the working group, if an alternative cannot be found.</p> <p>The statutory process for expanding or changing the age range of community, voluntary aided, voluntary controlled or foundation schools involves a consultation, followed by a 4-week Statutory Notice period and a decision by the Cabinet Member for Education and Learning.</p> <p>The statutory process for expanding or changing the age range of academies involves a consultation followed by an Academy Trust making a business case to the Department for Education for decision.</p> <p>The statutory process for the closure of a maintained school involves a statutory consultation followed by Cabinet Member for Education and Learning decision, then a 4-week Statutory Notice period followed by Leader of the Council decision.</p> <p>Any changes proposed to admission arrangements must be published and should be consulted on in line with the School Admissions Code 2021.</p> <p>Outside of the statutory process local authorities and governing bodies are nevertheless required to adhere to the usual principles of public law. Any expansions or new sites would be subject to relevant land acquisitions, planning permission or other permissions.</p>
<p>Value for money Are there cost savings or cost containment within the option. Is the cost of the option justified based on the benefits?</p>	<p>Cost containment as the current building costs 1,108% more to run than an equivalent sized Primary School.</p>
<p>Risks and Issues</p>	<p>Disruption across all schools in the planning area.</p> <p>Uncertainty about the future of Reigate Priory Junior School is unsettling for pupils and their families and staff.</p> <p>Increased risk due to the status and condition of the building that there would be an urgent need to find school places for up to 600 pupils if conditions deteriorate on the current site.</p>

Annex 4: Options Appraisal: Provision of Primary School Places in Reigate

Option 2 Set up an education working group to explore re-organisation options for schools in the primary planning area of Reigate.

Risks in delaying decision making and potential missed opportunity for DfE funding to move the school.

Without a sustainable option for the future, there is a significant risk that Reigate Priory Junior School becomes financially and operationally unviable.

Potential loss of experienced staff and potential loss of a school that serves the local community providing quality education to pupils.

Potential displacement of pupils and potential need for temporary accommodation while changes are in progress. As there are two infant schools and two schools with a junior intake there is not a simple solution to expand existing schools to a size where all pupils could stay at their existing school.

The working group may not identify a deliverable option.

The working group may identify the best option is to relocate Reigate Priory Junior School, which would mean proceeding with something similar to option 1 at a higher cost due to delays.