

SURREY COUNTY COUNCIL**CABINET**

DATE: 25 JUNE 2024

REPORT OF CABINET MEMBER: NATALIE BRAMHALL, CABINET MEMBER FOR PROPERTY, WASTE AND INFRASTRUCTURE

LEAD OFFICER: KATIE STEWART, EXECUTIVE DIRECTOR FOR ENVIRONMENT, INFRASTRUCTURE AND GROWTH

SUBJECT: WINSTON CHURCHILL SCHOOL- REPLACEMENT CLASSROOMS

ORGANISATION STRATEGY PRIORITY AREA: GROWING A SUSTAINABLE ECONOMY SO EVERYONE CAN BENEFIT/ TACKLING HEALTH INEQUALITY/ ENABLING A GREENER FUTURE/ EMPOWERING COMMUNITIES

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Purpose of the Report:

Cabinet is asked to approve capital expenditure to undertake the construction of four permanent classrooms to replace four modular classrooms which are now condemned at the Winston Churchill School, Hermitage Road, Woking, Surrey, GU21 8TL.

Recommendations:

It is recommended that Cabinet:

1. Approves capital funding allocated within the School Capital Maintenance Budget for the Capital Maintenance Programme 2024/25 to build a permanent longer life classroom block, in order to replace end of life modular classrooms at the Winston Churchill School.
2. Approves Self-Delivery of the project by the school, conditional upon the Council's strategic partner (Macro) acting as monitoring agent with a signed Self-Delivery Agreement in place.
3. Authorises Legal Services to seal the Self Delivery Agreement if required.

The capital funding required is commercially sensitive at this time and is set out in the Part 2 report.

Reason for Recommendations:

The recommendations in this report:

- Provide a good quality learning and working environment in keeping with the existing school design.
- Provide a longer-term solution which will reduce the maintenance burden on the school.

- Ensure an ‘at capacity’ school can sustain the current numbers on roll and provide pupils with access to the full curriculum.
- Improve the school’s energy efficiency and contribute to the Council’s Net Zero Carbon target.
- Empower a foundation secondary school with a successful record of capital project delivery to self-deliver the scheme with the Councils full support.
- Protect and enhance the environment by removing the condemned modular buildings which are situated on the site boundary amongst mature oak trees.

Executive Summary:

1. Winton Churchill is a foundation secondary school for pupils aged 11 to 16 with a net capacity of 1,500 places (2023 Net Capacity Assessment) and 1,523 pupils on roll (School Census October 2023). There is a long term need for this capacity.
2. Surrey CC is responsible for the capital maintenance, and the school are responsible for revenue maintenance.
3. The school is currently unable to sustain the current numbers on roll in the existing buildings because four temporary modular classrooms have now exceeded their structural expected life and are beyond economical repair. The school have consistently maintained and upgraded the units over a 30-year period.
4. Replacement of the existing modular units was assessed; however, due to their location at the boundary of the school amongst mature oak trees, this creates access, ecological and environmental issues. In terms of the rest of the site, there is insufficient space to locate modular units without a compromise due to the building density. (See Appendix A: site details)
5. The location of the planned permanent first floor building on the existing staff carpark is severely restricted in terms of modular options, so the permanent first floor design (on supports) has been developed in order to maintain car parking spaces which are needed due to general parking issues on and off site.
6. A permanent replacement would provide a building which fits aesthetically with the existing school, provides better quality classrooms with internal access and reduces ongoing maintenance costs and provides an extended expected life. (See Appendix A)

Options overview:

	Option A	Option B
Options.	<p>Permanent Extension. The design option is an elevated steel frame and brick / brick slip construction to provide 4 classroom places (Gross External Area of 295m2) with a life expectancy of 50 years</p>	<p>Modular Block. The design option is a standard timber frame unit with insulated panels to provide 4 classroom spaces (Gross External Area 289m2) with a life expectancy of 25 years.</p>

Delivery Approach	Self-Delivery by school.	Surrey CC Delivery
Planning Permission	Full Permission Required.	Full Permission Required. (expired)
Site Area	The site area identified is already developed. (carpark)	The existing location is restricted due to the topography and surrounding mature oak trees. Further investigations and testing would be required to determine the full impact on the environment and sub structure. Replacing modular on a different part of the site is also difficult due to site density.
Advantages	Provides minimal environmental disruption and retains carparking spaces. The construction costs versus life span are lower and the design provides internal access to the existing building.	The delivery and construction period are shorter if the foundation and ecological issues could be addressed.
Disadvantages	A longer construction period than modular.	There are significant challenges as highlighted above.
Procurement	JCT Framework	SCC Framework
Estimate Costs	See Part 2 Similar range as modular build.	See Part 2 Similar range as permanent build due to site issues outlined.

Preferred option

Preferred option and key reason(s) why this option is recommended
<p>The preferred option is Option A to provide a permanent longer life extension block creating 4 first floor classrooms to replace the condemned 4 modular classrooms:</p> <ul style="list-style-type: none"> • Focuses on future proofing the needs of the school and local community, providing capacity for local children and families and aesthetically is in line with the developments previously undertaken on site. • Addresses the site issues (density and topography) and provided a design which does not compromise other facilities on site as the option retains existing staff parking.

Self-Delivery approach

7. The school’s preference and the recommendation in this report is for the school to self-deliver the project as they have successfully delivered previous capital schemes, and this is currently the fastest delivery route.
8. Self-Delivery would be conditional upon the Council’s strategic partner (Macro) acting as the monitoring agent and a signed Self Delivery Agreement being put in place.

9. The Self Delivery Agreement would protect the interests of the Council and the school and would include: the payment schedule, future liabilities (design and construction contracts); and quality checks by the Council, as necessary.
10. Following site visits and an assessment of the work required, the feasibility study was commissioned by the school and validated by the Council in consultation with the school.

Consultation:

11. Internal consultation has been undertaken with and approval secured from the Education Service.
12. External consultation has been undertaken with The Winston Churchill School (including Governors).
13. Finally, Education and Property Cabinet Members have also approved.

Risk Management and Implications:
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14. Key risks associated with the recommendations have been identified and are being actively managed, as outlined below:

	Risk description	Mitigation action/strategy
a.	Insufficient funding to deliver project. Material shortages and price increases. Cost escalation	<ul style="list-style-type: none"> • Feasibility study reflects risks and contingencies. • Low risk option adopted. • Surrey CC will monitor delivery. • Self-Delivery Agreement will be put in place to protect the interests of the school and the Council. • The school has a track record of capital delivery. • All stages will be monitored by Macro, Surrey CCs Workplace and Facilities strategic partner.
b.	Disruption to school operations	<ul style="list-style-type: none"> • Risks managed by the school under Self-Delivery Agreement. • School operational plans in place. • Surrey CC to support school through the project.
c.	Disruption to pupils & curriculum until the building works are completed	<ul style="list-style-type: none"> • Surrey CC opted for the fastest delivery route to address the issues. • See 29 below. • The Education team are working closely with the school to minimise disruption and review options.

Financial and Value for Money Implications:
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15. The budget for this scheme has been allocated within the School Capital Maintenance Budget for the Minor Capital Works (MCW) Programme of 2024/25. The funding allocation for the 2024/25 programme of works is sufficient to accommodate the above and other prioritised works for the programme year.
16. Replacement of the modular units on the site was fully considered (See 4 & 5 above); however, estimated costs are in the same region as the permanent building costs. Further, the 'replacement cost estimates' are likely to increase due to the sloping

topography and subsidence issues at the rear of the site (Inkerman Way, See appendix A : site information).

17. The Council's Capital Programme Panel endorsed the scheme,

Section 151 Officer Commentary:

18. The Council continues to operate in a very challenging financial environment. Local authorities across the country are experiencing significant budgetary pressures. Surrey County Council has made significant progress in recent years to improve the Council's financial resilience and whilst this has built a stronger financial base from which to deliver our services, the cost-of-service delivery, increasing demand, financial uncertainty and government policy changes mean we continue to face challenges to our financial position. This requires an increased focus on financial management to protect service delivery, a continuation of the need to deliver financial efficiencies and reduce spending in order to achieve a balanced budget position each year.

19. In addition to these immediate challenges, the medium-term financial outlook beyond 2024/25 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 the stable provision of services in the medium term.

20. The capital costs and revenue cost of borrowing are included in the Medium-Term Financial Strategy, as such, the Section 151 Officer supports the recommendation.

Legal Implications – Monitoring Officer:

21. This paper seeks Cabinet approval for the construction of four permanent classrooms to replace four modular classrooms which are now condemned at The Winston Churchill School. Under Section 2(1) of the Local Authorities (Land) Act 1963 a local authority has extensive development powers and may, for the benefit or improvement of its area, erect, extend, alter or re-erect any building and construct or carry out works on land.

22. With regard to the capital expenditure, Cabinet is under fiduciary duties to local residents in utilising public monies and in considering this business case Cabinet Members will want to satisfy themselves that it represents an appropriate use of the Council's resources.

23. Legal advice should be sought at all relevant stages to ensure the Council meets its legal obligations and obtains any necessary consents which may be required to carry out these works.

24. The Council should ensure that the proposed Self Delivery Agreement provides that all works and services procured by the school in self-delivering the project comply with the School's internal governance processes for procuring contracts and with the Public Contracts Regulations 2015(including any superseding legislation) where appropriate.

25. In addition, officers should ensure that the Council's interest in any works and/or services contracts procured by the school is duly noted and where appropriate collateral warranties for the benefit of the Council obtained in respect of these works or services.

Equalities and Diversity:

26. An Equalities Impact Assessment is not applicable and has therefore not been completed.

Other Implications:

27. 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	No implications arising from this report.
Safeguarding responsibilities for vulnerable children and adults	No implications arising from this report.
Environmental sustainability	Building a permanent structure on the existing car park and not replacing the modular units on the boundary amongst mature oak trees protects the environment.
Compliance against net-zero emissions target and future climate compatibility/resilience	Building regulations for permanent structures supports the Councils net-zero targets,
Public Health Education	No implications arising from this report

What Happens Next:

28. Next steps and anticipated timescales:
 a. Legal arrangements are expected to take 4 weeks.
 b. A Project Plan will be agreed with the school.

29. The school is responsible for communicating timescales, implications for school operations and mitigating management actions to staff, parents and pupils. The Council's project team will provide information to inform and support such communications.

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Consulted:

Ms Zoe Johnson-Walker, Head Teacher, the Winston Churchill School
 Mr Stuart Phillips, School Business Manager, Winstone Churchill School
 Cllr Natalie Bramhall, Cabinet Member for Property, Waster & Infrastructure SCC
 Cllr Clare Curran, Cabinet Member for Children, Families and Lifelong Learning, SCC
 Julia Katherine, Director, Education and Lifelong Learning, SCC
 Rachael Wardell, Executive Director, Children, Families and Lifelong Learning, SCC
 Katie Stewart, Executive Director, Environment, Infrastructure and Growth, SCC

Simon Crowther, Director, Land and Property, SCC
Carrie Trill, Service Manager, Educational Effectiveness, SCC
Ade Durojaiye, Head of Programme Management, Workplace & Facilities, Surrey CC
Property Panel and Capital Programme Panel members, Surrey CC
Finance and Legal Teams, Surrey CC
Macro (Surrey CC's Managing Agent and Delivery Partner)

Appendices:

Appendix A: Map view, photographs and option site plan

Appendix B: Self-Delivery Process Map

Part 2 report

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