

Council

15 December 2020

Education (Schools) Capital Programme 2020/21

Recommendations

That Council, subject to recommendation by Cabinet:

- 1) Approves the addition of £16.594 million to the capital programme to deliver the schemes outlined in Section 3.
- 2) Authorises, subject to the approval of recommendation 1, the Strategic Director for Communities to invite tenders and enter into the appropriate contracts on terms and conditions considered acceptable to the Strategic Director for Resources, or (where the scheme is school-led) to make the necessary funding arrangements for these schemes.

1. Executive Summary

- 1.1 This report recommends proposals for allocating resources in the Education (Schools) Capital Programme to specific projects set out in Section 3. Some of the proposals include funding from developer contributions. (The proposals and recommendations are due to be considered by Cabinet on 10 December 2020. Any updates from that Cabinet meeting will be presented to Council).
- 1.2 Where possible, and where economies of scale allow, expansions and building works will also address other factors such as: encouraging infant and junior to become primary, pre-school requirements in an area, providing specialist SEN provision, and any outstanding DDA requirements.
- 1.3 Proposals to increase the number of pupils admitted at schools across a wide area of Warwickshire are explained within this report. Further information relating to how the Council plans for and anticipates the growth in demand for school places is laid out in the [Education Sufficiency Strategy](#) and [Annual Sufficiency Update](#).
- 1.4 Whilst the issue of sufficiency of provision has to take priority, it is important to ensure that schools that are not expanding are able to continue to operate within their existing accommodation. Details of proposed schemes to make improvements to existing schools and settings are set out below. It is also important to recognise that whilst we are committed to offering good or outstanding places and investing in these schools, we are also committed to investing in schools struggling with improvements where the investment addresses capacity, education delivery, half forms to whole forms of entry and defects.

- 1.5 All proposed education capital projects are considered against independently published third-party data to benchmark the cost to the County Council of providing school places and ensuring effective allocation of resources. The cost per additional mainstream place utilises the Department for Education Local Authority School Places Scorecard, while SEND places utilise the National School Delivery Cost Benchmarking for SEND places report as published by the Local Government Association.
- 1.6 The current available funding is set out in Section 2.
- 1.7 The economic outfall from the Covid-19 pandemic and the potential impact that this might have on school place requirements will continue to be monitored and kept under review.
- 1.8 WCC major construction projects will follow HM Government guidance document titled 'Working safely during Covid-19 in construction and other outdoor work', dated 11 May 2020, and contractors carry-out site-specific risk assessments for site operating procedures including social distancing and cleaning hygiene. Schools will also consider any construction works as part of their health and safety risk assessments.

2. Available Funding

- 2.1 Allocations of grant funding from the Department for Education for the 2020/21 financial year were notified to the authority in May 2018. Allocations are paid annually and are not available for expenditure until the start of the financial year within which they are received.
- 2.2 To ensure school places are available when needed it is sometimes necessary to temporarily fund capital spend from the DfE Capital Grant in advance of the relevant developer contributions for a project being received. Once the developer contributions are received the DfE Grant funding can be released back into the capital programme.
- 2.3 Where the use of developer contributions is outlined in section 3 it has been confirmed those funds have been received and the outlined use is in line with the obligation as stated in the relevant S106 agreement

2.4 Breakdown of Available Funds

Balance of unallocated education capital funds	£31.509 million
Special Provision Fund	£0.145 million
Relevant developer funding received	£2.653 million

3. Proposals for addition to the 2020/2021 Capital Programme

Council is asked to allocate the following additional education capital resources to the capital programme:

3.1 Stratford upon Avon School, Stratford upon Avon

Stratford-upon-Avon School is the only non-selective secondary school in Stratford upon Avon with a priority area that extends into the surrounding villages. The school has an age range of 11-18 and has a Published Admission Number (PAN) for Years 7 to 11 of 290 with capacity for approximately 1750 pupils to be on roll at the school.

In order to meet the short, medium, and longer-term demand for school places in Stratford upon Avon and the surrounding area it is proposed to expand Stratford upon Avon School by up to 2 forms of entry. This would increase the school from an existing capacity of 1750 pupils to approximately 2050 pupils.

Stratford upon Avon School admitted an additional 25 pupils for Year 7 entry in September 2019 and September 2020 to accommodate demand in the Stratford area. Table 1 below outlines the current forecast need for places in this area. Table 2 outlines the impact of this capital proposal towards meeting the need outlined in table 1.

Current expected shortfall in secondary school places (11-16) in the Stratford planning area						
Academic Year	Year 7 capacity - PAN	Year 7 forecast pupil numbers	Available capacity (4% target)	Total capacity	Total forecast number on roll	Available capacity (4% target)
2020/21	497	510	-3%	2485	2403	3%
2021/22	497	494	1%	2485	2454	1%
2022/23	497	532	-7%	2485	2546	-2%
2023/24	497	542	-9%	2485	2629	-6%
2024/25	497	543	-9%	2485	2674	-8%
2025/26	497	544	-9%	2485	2723	-10%
2026/27	497	565	-14%	2485	2806	-13%

Table 1: Pupil number forecasts – Annual Education Sufficiency Update 2020

Impact of proposed capital scheme at Stratford School (additional places available from September 2022)						
Academic Year	Year 7 capacity - PAN	Year 7 forecast pupil numbers	Available capacity (4% target)	Total capacity	Total forecast number on roll	Available capacity (4% target)
2020/21	497	510	-3%	2485	2403	3%
2021/22	497	494	1%	2485	2454	1%
2022/23	557	532	5%	2545	2546	0%
2023/24	557	542	3%	2605	2629	-1%
2024/25	557	543	3%	2665	2674	0%
2025/26	557	544	2%	2725	2723	0%
2026/27	557	565	-2%	2785	2806	-1%

Table 2: Impact of additional school places available from 2022 on pupil number forecasts shown in table 1.

WCC are working toward completing on a parcel of land adjacent to the school site to facilitate the expansion of the school. An analysis of the land indicated that due to several main sewers and services running across the site development on the land was not feasible. Therefore, the land will be used for much needed social & recreational space and additional parking, with the required additional accommodation being provided on the existing school site.

A feasibility study has been undertaken to assess the impact of an increase in numbers to a PAN of 350 for Years 7-11 and a Post 16 increase of 50 students. The feasibility study included the assessment of current net capacity, the identification of the accommodation shortfall for the proposed increase in PAN, an analysis of the school site and additional land and an estimate and budget costing for the proposed capital project.

The proposed scheme will provide the additional teaching spaces for the proposed increased pupil numbers whilst rationalising the existing accommodation to group specialist teaching spaces together. The total cost of the project is estimated at £12.882 million and includes the £1.310 million approved by Cabinet in July 2020 to bring forward the required dining extension.

This project increases capacity of the school by 350 additional pupils (whilst also incorporating some under provision of accommodation equating to circa 100 places) with the total cost (including the dining extension) as outlined equating to £28,628 per place compared to a national average per place cost of £26,304 for equivalent 250-450 place Secondary school expansion projects reported by the Department for Education Local Authority School Places Scorecard 2019.

Council are asked to agree the proposal to allocate £11.573 million as follows:

Developer Funding £0.299 million

Education capital resources £11.274 million

3.2. Etone College, Nuneaton

It is expected the demand for secondary school places in Nuneaton and the surrounding area will increase year on year as larger primary cohorts transfer to secondary school and housing development continues to build out.

In order to meet the shortfall in school places over the next five years, it is proposed to expand Etone College by up to 1 form of entry increasing the schools 11-16 capacity from 750 pupils to 900 pupils. The school already operates a 300 place sixth form in a standalone sixth form centre on the school site.

Etone College admitted an additional 30 pupils for Year 7 entry in September 2020 to accommodate demand in the Nuneaton planning area. It is expected this increase will be required permanently, providing an additional 150 places in the area over the next 4 years. Table 3 below outlines the current forecast need for places in this area. Table 4 outlines the impact of this capital proposal towards meeting the need outlined in table 3.

Current expected shortfall in secondary school places (11-16) in the Nuneaton planning area						
Academic Year	Year 7 capacity -PAN	Year 7 forecast pupil numbers	Available capacity (4% target)	Total capacity	Total forecast number on roll	Available capacity (4% target)
2020/21	956	958	0%	4780	4519	5%
2021/22	956	1015	-6%	4780	4737	1%
2022/23	956	1069	-12%	4780	4947	-3%
2023/24	956	1014	-6%	4780	5018	-5%
2024/25	956	1040	-9%	4780	5093	-7%
2025/26	956	1020	-7%	4780	5136	-7%
2026/27	956	1027	-7%	4780	5130	-7%

Table 3: Pupil number forecasts – Annual Education Sufficiency Update 2020

Impact of proposed capital scheme at Etone College (additional places available from September 2022)						
Academic Year	Year 7 capacity -PAN	Year 7 forecast pupil numbers	Available capacity (4% target)	Total capacity	Total forecast number on roll	Available capacity (4% target)
2020/21	956	958	0%	4780	4519	5%
2021/22	956	1015	-6%	4780	4737	1%
2022/23	986	1069	-8%	4810	4947	-3%
2023/24	986	1014	-3%	4840	5018	-4%
2024/25	986	1040	-5%	4870	5093	-5%
2025/26	986	1020	-3%	4900	5136	-5%
2026/27	986	1027	-4%	4930	5130	-4%

Table 4: Impact of additional school places available from 2022 on pupil number forecasts shown in table 3.

As table 4 suggests, additional capacity will still be required in the Nuneaton area after delivery of the proposed scheme at Etone Collage. At the time of submission of this report in December 2020 the outcome of the Central Government Free School Wave 14 is still unknown. Supporting information and evidence of the need for school places was provided to the DfE and a number of multi academy trusts submitted bids to operate a new secondary school in the North of Nuneaton. It is expected this new provision will meet the longer term demand for places in Nuneaton and delivery of this new school is not dependant on the DfE and would be undertaken by WCC if no trust is successful in their free school bid with the DfE. All future capital projects, either to deliver a new school to provide additional capacity or at existing secondary schools in Nuneaton, will be subject to separate reports to Cabinet.

Feasibility and master planning have been undertaken looking at options to increase accommodation on the Etone College site. This feasibility work to date has explored various options for delivery of the required accommodation, initially working purely from the DfE building bulletin guidelines and then adapting that guidance to deliver the key accommodation needed for the school to operate effectively.

The proposed option includes the re-provision of a classroom block, refurbishment of existing general teaching classroom to provide additional Science Laboratory, dining hall and staff room reconfiguration and refurbishment with associated outdoor areas and landscaping.

The total cost of the project has been estimated at £4.753 million. This project increases capacity of the school by 150 additional pupils with the total cost as outlined equating to £31,686 per place compared to a national average per place cost of £27,537 for equivalent 150 place Secondary school expansion projects reported by the Department for Education Local Authority School Places Scorecard 2019.

Council are asked to agree the proposal to allocate £4.753 million as follows:

Developer Funding £2.177 million

Education capital resources £2.576 million

3.3. Bridgetown Primary School, Stratford upon Avon

Bridgetown Primary school currently supports the needs of a significant number of children with complex special educational needs many of who have associated social, emotional and mental health needs. The nurture team

support the children through structured nurture group sessions and also via 1:1 nurture support. There are three members of staff trained to deliver nurture sessions but to run this nurture provision effectively, the school lack the appropriate space and facilities.

Therefore, Bridgetown Primary School have proposed capital works to improve the existing school facilities and develop new facilities for vulnerable children and children with special educational needs, with a particular focus on those learners with social, emotional and mental health needs. The proposal includes:

- Reconfiguring provision, inside and outside, to make available space for additional pupils to benefit from nurture provision and facilities.
- Re-purposing the existing library which is used less frequently than the current nurture space so that it can better meet the needs of pupils with special educational needs and disabilities.
- Create the space for pupils using the nurture provision to make food, eat and safely access facilities to teach pupils the skills they need increase independence.
- Creation of a new library in a central part of the school for all to access.

The total estimated project costs are £0.038 million

Council are asked to agree the proposal to allocate £0.038 million as follows:

Developer Funding	£0.031 million
Other Funding (School Contribution)	£0.007 million

3.4. Coughton C of E Primary School, Alcester

In 2015, Coughton C of E Primary School admitted an additional 10 pupils into Reception as a one-off bulge class at the request of the Local Authority. This bulge class together with a subsequent increase in the school's pupil admission number from 20 to 25 in 2016, has resulted in the need for additional teaching accommodation and toilets to enable the school to safely accommodate the additional pupils whilst the bulge class is at the top of the school.

The school are proposing to provide an additional classroom and toilets for two years to accommodate the existing bulge year group at an estimated cost of £0.085 million

Council are asked to agree the proposal to allocate £0.085 million as follows:

Education capital resources	£0.085 million
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3.5. Lighthorne Heath Primary School, Lighthorne

As part of the permitted 3000 home development on land at Gaydon/Lighthorne Heath (GLH) education land has been secured on the development site for the provision of primary school places.

Instead of opening new provision, it is proposed to relocate and subsequently expand Lighthorne Heath Primary School. The proposal to relocate Lighthorne Heath Primary onto the GLH development was approved by Cabinet in July 2018.

Although the house building is in its initial stages, there is a cut-off point and various requirements, including the securing of reserved matters permission, associated with the call down of the primary school site. Therefore, it is proposed to allocate £0.146 million of developer contributions that has been initially received to facilitate the required design and development work in order for WCC to be in a timely position to meet the stipulated requirements for the land to be released to the local authority.

Council are asked to agree the proposal to allocate £0.146 million as follows:

Developer Funding £0.146 million

4. Financial Implications

- 4.1 Details of currently available capital funding are listed in Section 2 of the report. This available funding is a total of **£34.307 million**
- 4.2 The project costs financed from WCC resources outlined within this report total **£16.594 million** of which **£2.653 million** is from developer funding, **£13.934 million** is from unallocated Education capital resources. A further £0.007 million will be received as a contribution from Bridgetown Primary School.
- 4.3 This leaves a balance of **£17.720 million** for future education capital projects, of which **£17.575 million** is held within unallocated education capital resources and **£0.145 million** is held within the Specialist Provision Fund. All future capital projects would be subject to a separate report to Cabinet. The service has plans for the use of this funding to meet the need for additional places in local development plans.
- 4.4 See **Appendix** for breakdown of income and expenditure.

4.5 The current approved Education Services Capital Programme is £40.098 million, the proposals in this report totalling £16.594 million will increase the service's capital programme to £56.692 million.

5. Environmental Implications

5.1 Where feasible WCC will look to use modern methods of construction to achieve efficiencies and benefits particularly in terms of time, cost, and the environment

5.2 Environmental risk assessments together with mitigation statements to reduce any potential environmental impacts are required for each capital project.

5.3 Larger scale expansion projects, such as the two-form entry expansion of Stratford upon Avon School, will follow a number of design objectives to ensure revenue costs are reduced and sustainable schemes are delivered within the economic envelope. This will be done by looking at the design features that minimise heating and cooling demands, the careful selection of building materials, air tightness, and the incorporation of renewable energy features if economically feasible.

5.4 Proposed schemes aim to ensure the sufficiency of, and accessibility to, provision in local settings avoiding the need to travel further afield to access education or childcare provision

Appendix

1. Finance Breakdown

Background Papers

1. Equality Impact Assessment
2. Map - Primary School shortfalls by 2024-25 (2020 forecasts)
3. Map - Secondary School shortfalls by 2026-27 (2020 forecasts)

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The report was circulated to the following members prior to publication:

Local Member(s): None

Other members: Councillors Dahmash, P Williams, C Davies, Chilvers, Skinner