

# Portfolio Holder Decision

## Additions to the Education Capital Programme

<b>Portfolio Holder</b>	<b>Portfolio Holder for Finance and Property</b>
<b>Date of decision</b>	<b>12 April 2024</b>
	<b>Signed</b> 

### 1. Decision taken

That the Portfolio Holder for Finance and Property

- 1.1 approves the addition to the capital programme of a contribution to the scheme at Welford on Avon Primary School at an estimated cost of £0.078 million to be funded from S106 receipts; and
- 1.2 approves the addition to the capital programme of the scheme at Cawston Grange Primary School at an estimated cost of £0.277 million to be funded from S106 receipts.

### 2. Reasons for decisions

- 2.1 The Portfolio Holder has delegated authority to add schemes to the Capital Programme where the value is less than £2,000,000 and the scheme is fully funded from external grants, developer contributions or from revenue. Funding from developer contributions can only be used for a limited range of purposes specified in the relevant agreement. The Infrastructure Team has confirmed the availability and use of the funding.

### 3. Background information

#### Welford on Avon Primary School

- 3.1 Welford on Avon Primary have identified vulnerable areas of the school where robust remedial measures need to be taken in order to address safeguarding concerns.
- 3.2 The school have invested in securing the perimeter of the school grounds but access control via the school's front entrance is needed to mitigate anticipated

risks and prevent unauthorised access.

- 3.3 In particular, there is currently no interior waiting area for visitors other than the office/administration areas which presents a confidentiality risk.
- 3.4 Phase 1 of the work would involve changing the current unused shower room into two staff toilets.
- 3.5 Phase 2 work would involve internal reconfiguration of the office/admin area, creating a new waiting area for visitors and a new reception entrance.
- 3.6 The school would like to carry out this work over the summer holidays 2024.
- 3.7 The total cost for this project is estimated at circa £0.200 million. The school are requesting £0.078 million of available developer contributions for use at Welford on Avon Primary School and will be contributing the remaining funding from fundraising, capital funding and Governor Funds.
- 3.8 The £0.078 million available under the s106 agreement is specifically for improvements at Welford on Avon Primary School.
- 3.9 The school are responsible for all upfront costs, payment of S106 contributions will be made upon receipt of proof of qualifying spend and no other costs will be incurred by the Council.

#### Cawston Grange Primary School

- 3.10 Since the school was expanded to two form entry, Cawston Primary School has a higher than national average proportion of pupils with an EHCP and the number of breakout spaces for SEND pupils has not met demand.
- 3.11 The school are proposing to utilise developer funding to make some much-needed improvements to the school to address the shortfall of space.
- 3.12 The proposed work would involve conversion of internal courtyard to create:
  - A bright and modern open-plan library
  - Three open plan intervention/group spaces within the new library
  - One large intervention room
  - Separate office spaces for the SENDCO and Family support worker
  - A staff break-out room
  - Repurposing the existing library to create another break-out/intervention space.
- 3.13 In addition, the new spaces will be used to open a wrap-around care facility which will offer parents after school provision until 6pm.
- 3.14 Planning permission has already been granted and the school are hoping to carry out the work over the summer holidays period in 2024.

3.15 The capital works have been estimated at £0.277 million and will be funded from developer contributions, no cost will be incurred by the Council.

#### 4. Financial Implications

4.1 The capital works outlined in section 3 are estimated to cost £0.355 million and will be funded solely from developer contributions.

4.2 The developer funding earmarked for use on these schemes names the respective schools within the obligation wording so they cannot be used elsewhere.

#### 5. Environmental Implications

5.1 The changes to Building Regulations in June 2022 have significantly strengthened sustainable construction methods and whilst not solely changed for environmental purpose, they ensure that future construction recognises environmental challenges.

5.2 The associated capital works are anticipated to be minimal with the additional accommodation requirements involving small scale internal alterations and refurbishment.

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<b>Urgent matter?</b>	No
<b>Confidential or exempt?</b>	No
<b>Is the decision contrary to the budget and policy framework?</b>	No

#### List of background papers

None

## **Members and officers consulted and informed**

Portfolio Holder – Councillor Peter Butlin

Corporate Board – Nigel Minns

Legal – Guy Darvill

Finance – Brian Smith

Equality – Delroy Madden

Democratic Services – Amy Bridgewater-Carnall

Councillors – Chair & Spokes of Resources OSC & Chair & Spokes of CYP OSC

Local Member(s): Cllr Peter Butlin, Cllr Daren Pemberton