

**PRIMARY AND SECONDARY SCHOOL EXPANSION PROPOSALS (PEP4 & SEC1)**

*Report of the Director Education & Early Intervention*

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Executive Member: C M Hayward, Enterprise, Education & Skills

Local Members: D A Ashley; S A Batson; J Billing; G R Churchard;  
M J Cook; M Cowan; C M Hayward; D J Hewitt;  
D E Lloyd; R Mills; S O'Brien; P A Ruffles;

**1. Purpose of report**

- 1.1 To update the Cabinet on the position with the primary and secondary school expansion programmes; to seek Cabinet's approval for specific scheme proposals and costs; and to notify Cabinet of the Director Education & Early Intervention's intention to consult on proposals for the permanent expansion of primary schools for September 2015.

**2. Summary**

- 2.1 The current position on the secondary school expansion programme (SEC 1) is provided and final approval to projects is requested.
- 2.4 The proposed primary expansion programme for September 2015 is also set out (PEP 4); the Director Education and Early Intervention intends to start consultation where appropriate.

**3. Recommendations**

- 3.1 The Enterprise, Education and Skills Cabinet Panel will consider a report on this item of business at its meeting on 13 January 2014. The Panel will be invited to recommend to Cabinet:

*"That Cabinet:-*

- (i) approves the revised list of proposed permanent secondary school expansions and temporary expansions in paragraph 5.8 of the report at a total cost of £10.945m, subject to appropriate agreement with schools around admissions; and that the Director Education & Early Intervention be authorised to make such*

*agreements in consultation with the Executive Member for Enterprise, Education and Skills;*

- (ii) approves the list of proposed permanent and temporary primary school expansions relating to September 2014 and 2015 as set out in paragraph 6.2 of the report, at a total cost of £21.19m; and*
- (iii) approves the application of S106 funds, as identified in appendix A of the report, together with any additional indexation/further interest that may accrue, if applicable, subject to any necessary school organisation and town planning statutory approvals, where appropriate.”*

- 3.2 The Panel will also be asked to endorse the Director of Education and Early Intervention's intention to consult on proposals for the permanent expansion of primary school premises for 2015 where appropriate.
- 3.3 The Panel's recommendation(s) to Cabinet will be reported orally at the meeting and circulated to Members in the Order of Business sheet.

#### **4. Background**

- 4.1 Cabinet received a report at its meeting on 23 September 2013 <http://www.hertsdirect.org/mm/15520666/15744560/cabinetitem220130913.doc> which provided information on the rising demand for secondary places in Hertfordshire.
- 4.2 At that meeting, Cabinet approved further negotiation on some of the proposed secondary expansion projects. It also identified the potential need for other projects for which an update was proposed for January 2014. This report provides that update.
- 4.3 The September report also included information about successful bids for Targeted Basic Need funding for two primary expansion schemes and indicated the intention to report in January on a complete proposed programme of primary school expansions for September 2015 (PEP4). The Cabinet Panel will be invited to support formal consultation on proposals for the expansion of school premises by the Director of Education and Early Intervention, where such consultation is required, at its meeting on 13 January 2014.

#### **5. Secondary expansion programme (SEC1)**

##### **The approved schemes**

- 5.1 In September 2013 three potential secondary school expansions were approved, including one for which targeted basic need grant will be received. Further discussion with those schools has since taken place and has provided further clarification of the specific needs of those schools. Two of these schools have agreed to continue with the

process of providing costs at a reasonable minimum level which appropriately reflect the specific needs of their schools. The curriculum at secondary schools is more complex and varied than primary schools. Straight comparison with former Department for Education (DfE) standard schedules of accommodation does not always reflect a school's needs sensitively enough. The current position in negotiations is as set out below.

School	Size of expansion	Previous reported costs £m	Schools' preferred options	Revised estimates £m
St. Clement Danes (Rickmansworth)	1 f.e.	2.46	5.0	4.09
Bushey Meads (Bushey)	1 f.e.	3.55	3.55	3.55
Queens' (Bushey)	1 f.e.	1.95	7.0	0

- 5.2 Officers support an increase in the costs of the project at St. Clement Danes School but not to the level currently requested by the school. Negotiations continue. There are no current issues at Bushey Meads School. However, Queens' School's stated requirements are in excess of the other schools and relate to a particular development without which the school is unwilling to expand. While the desire for Queens' to enhance the school's facilities is understood, it is considered that it is excessive in relation to what might be expected to support a 1 f.e. expansion. Given that other schools are likely to provide additional places in the short term negotiations with Queens' will continue for a future expansion programme.

### **Other areas**

- 5.3 The September report to Cabinet also identified other areas where secondary expansions might be necessary or desirable, and the need for further consideration and discussion with schools in those areas.

#### Hitchin

- 5.4 Further work has been undertaken with the headteachers of the three secondary schools in Hitchin to consider a strategy for creating additional school places over the next few years. It was previously reported that there will be a need for 2 f.e. in 2015 (1 f.e. of which is temporary) rising to 3 f.e. in 2018. The discussion with schools so far has identified their preference for each school to expand permanently by 1 f.e. in 2018.
- 5.5 The recommended strategy is, therefore, to use a previous funded agreement for 1 f.e. temporary places for up to 2 years at The Priory School and to defer for the time being a final decision on how to meet 3 f.e. of additional permanent demand in 2018, so as to be informed by

up-to-date demand forecasts. There are surplus places available in neighbouring Letchworth, and Hitchin Girls' School has recently changed its admission rules to give further priority to Hitchin residents. Both the Girls' and Boys' schools have agreed to amend their oversubscription criteria for the 2015/16 academic year to prioritise 80 places for Hitchin pupils, which should minimise the prospect of displacement of local applicants to vacant places in adjacent areas.

### Harpenden

- 5.6 One other outstanding decision from the September 2013 report is whether to support the expansion of Sandringham School in St. Albans, as an interim measure, to contribute to meeting the growing shortage of places within the Harpenden planning area until such time as a new school is established. Sandringham School offered to expand by 1 f.e. and to alter its admissions rules to facilitate entry to Wheathampstead pupils. The decision was deferred pending this report in order to assess the overall affordability of both primary and secondary expansion requirements for 2015. The governing body of Sandringham School has now agreed to consult on admission arrangements for 2015/16 which would "guarantee" 25 places at the school for applicants from the parish of Wheathampstead. This amendment is dependent upon the provision of funding for expansion. The financial position, as reported at section 7 of this report, indicates that it would be reasonable to support the proposal, but that it would need to be conditional upon the change of admission arrangements. Currently there are spaces in some schools in the northern part of St. Albans, which are within 3 miles of parts of Harpenden and Wheathampstead; however, the position will change around the same time as it is projected that a new school could be established.

### Bishops Stortford

- 5.7 The County Council has made its position clear in relation to the infrastructure requirements associated with the major new housing developments to the north of Bishop's Stortford. Discussions are continuing with the district council, developers and local schools. In the meantime, The Bishop's Stortford High School for Boys has agreed to offer an additional 25 places for 2015/16 only and is consulting on revised admissions arrangements to prioritise those places for local children. Any funding would need to be conditional upon the change of admission arrangements.

5.8 The SEC1 programme recommended for progression is therefore:

Area	School name	Expansion by form of entry (FE)	Increase in admission number	Target capital cost £m
<b>Permanent expansion for September 2015</b>				
Chorleywood	St. Clement Danes	1 f.e.	30	4.09
Bushey	Bushey Meads	1 f.e.	30	3.55
Harpenden	Sandringham	1 f.e.	30	3.18
<b>Perm total</b>		<b>3 f.e.</b>	<b>90</b>	<b>10.82</b>
<b>Temporary expansion for September 2015</b>				
Hitchin	The Priory	1 f.e.	30	0
Bishop's Stortford	The Bishop's Stortford High School for Boys	0.83 f.e.	25	0.125
<b>Temp total</b>		<b>1.83 f.e.</b>	<b>25</b>	<b>0.125</b>
<b>Total</b>		<b>4.83 f.e.</b>	<b>115</b>	<b>10.945</b>

## 6. Proposed primary expansion programme for September 2015 (PEP4)

6.1 Work has been undertaken to identify where expansions are required for 2015. Options within the areas of need have been assessed under the Director Education and Early Intervention's four tests:

- does it provide the right number of places in the right location?
- does it support and not undermine school effectiveness?
- are the implications for buildings, environment and cost feasible and affordable?
- transitional implications.

6.2 A proposed programme of permanent primary school expansions is shown in the table below (including primary provision at one secondary school). The list also includes the two schools\* which, in September 2013, Cabinet asked officers to approach following successful bids for Targeted Basic Need funding. It is sensible to include a programme contingency. In addition, additional funding is likely to be required to meet a higher number of temporary expansions for September 2014 based on latest forecasts.

Area	School name	Expansion by form of entry (FE)	Increase in admission number	Target capital cost £m
<b>Permanent expansions for September 2015</b>				
Hatfield	St. Phillip Howard*	0.5 (to 2 f.e.)	15	0.9
Hemel Rural North	Markyate	0.5 (to 1.5 f.e.)	15	0.738
Hertford	Simon Balle*	New 2 f.e.	60	5.64
St. Albans	Garden Fields	1.0 (to 3 f.e.)	30	2.7
Stevenage S.E.	Roebuck	1.0 (to 2 f.e.)	30	2.916
Turnford & cheshunt	Downfield	0.5 (to 2 f.e.)	15	2.097
Welwyn Garden City	Holwell	1.0 (to 2 f.e.)	30	3.24
Contingency				1.459
<b>Total perm</b>		<b>6.5 f.e.</b>	<b>195</b>	<b>19.69</b>
Additional temporary expansions for September 2014				1.5
<b>Total</b>				<b>21.19</b>

#### Costs and value for money

- 6.3 The total programme costs are based on the value engineered tender costs within PEP3 but reflect an anticipated market position. Scheme costs will vary between individual schools depending on the amount of existing accommodation available (and, therefore, the resulting level of build required) as well as the need to replace temporary accommodation to address earlier 'bulge' management.

#### Next steps

- 6.4 On 13 January 2014, the Enterprise, Education & Skills Cabinet Panel will be asked to endorse the Director Education and Early Intervention's intention to consult where necessary on the expansion of the schools included, which will form the first stage of any statutory processes for the permanent expansion of school premises where required. The governing body of St. Phillip Howard, as a voluntary-aided school, has already consulted on the expansion of that school. There have been no objections to its statutory proposals and so the proposal can be determined by the Director of Education and Early Intervention using his delegated powers. Simon Balle School, as an Academy, will undertake its own consultation once it has concluded its consideration of the case for expansion in the light of the latest forecast; the number of Hertford pupils who continue to be allocated places outside of the town; and in anticipation of future housing allocations by the district council. In those circumstances no further

report to or approval by Cabinet will be required. The schools are aware of their potential inclusion in the proposed programme. Local Members have also been informed and offered involvement in the formulation of specific proposals.

- 6.5 Subject to Members' agreement, the timetable of future action in relation to proposals on which the County Council is consulting would be:

Panel	13 Jan 2013
Cabinet	20 Jan 2013
Public consultation	23 Jan– 8 March
Panel (to receive the outcome of the consultation)	April (tbc)
Cabinet (to approve the publication of statutory notices)	14 April
Statutory Notice period	23 April - 21 May
Cabinet (for final approval if objections received)	14 July
Implementation	September 2015

## **7. Financial implications**

### **Revenue funding**

- 7.1 Revenue funding has been made available to support the feasibility work for the school expansion programme.

### **Capital funding**

- 7.2 The total estimated cost of the proposed SEC1 programme outlined in paragraph 5.8 is £10.945m.
- 7.3 The total estimated cost of the PEP4 programme and additional temporary expansions for 2014, outlined in paragraph 6.2, is £21.19m.
- 7.4 Additional funds are available to support the provision of new school places in relation to the pupil yield from new housing, via developers' contributions under S106 of the Town and Country Planning Act 1990, as amended. Now that SEC1 schemes have been identified, it is possible to apply appropriate S106 funds to those projects, and to previous individual expansions, as identified in appendix A, to a value of £5.611m.
- 7.5 The Government has recently announced basic need allocations for 2015/16 and 2016/17 of £16.504m and 17.329m respectively.
- 7.6 The updated summary financial position, reviewing funds available from grants received to date, approved section 106, and announced

basic need allocations for 2015/16 and 2016/17, less existing commitments, and the proposed primary and secondary proposals above is:

Funds available/allocated:	£56.82m
Anticipated s106 funding	£ 5.61m
SEC1 Proposals	£10.95m
PEP4 and additional temps. for Sep 14.	£21.19m
	<hr/>
Total PEP4 and SEC1 proposals	£32.14m
Allocation remaining:	£ 30.29m

- 7.7 The allocation remaining will need to be used for any newly emerging needs for 2015/16 and for the 2016/17 primary and secondary expansion programmes.
- 7.8 With regard to value for money, officers have made considerable steps in reducing the costs of construction in recent years and there is little scope to move much further. Indeed, there are early signs of market recovery and tender returns may reflect this.
- 7.9 Approval is therefore sought to the schemes outlined in sections 5 and 6 of the report to a total programme cost of £32.14m, and to the application of s106 funds as set out in Appendix A, plus any additional indexation/further interest that may accrue, if applicable, subject to any necessary school organisation and town planning statutory approvals.

## **8. Equalities Implications**

- 8.1 When considering proposals placed before Members it is important that they are fully aware of, and have themselves rigorously considered the Equality implications of the decision that they are making.
- 8.2 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the County Council's statutory obligations under the Public Sector Equality Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EQiA) produced by officers.
- 8.3 The Equality Act 2010 requires the County Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share a relevant



protected characteristic and persons who do not share it. The protected characteristics under the Equality Act 2010 are age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief, sex and sexual orientation.

- 8.4 Equalities Impact Assessments (EqIAs) have been carried out and updated where necessary on all proposed school expansions contained within this report. They will be made available in the Members' Lounge prior to the meeting in order that Members are fully aware of any equality issues arising from the proposals. They can also be viewed at [http://www.hertsdirect.org/your-council/civic\\_calendar/cabinet/17873385/](http://www.hertsdirect.org/your-council/civic_calendar/cabinet/17873385/). The EqIAs will be reviewed and updated as part of any future public consultation. Consideration has been given to the likely impact of the proposals and current assessments conclude that it is not anticipated that people with protected characteristics will be affected disproportionately.
- 8.5 The Local Authority is bound by the Admissions Code and Regulations and this does not allow for any discrimination in this respect.
- 8.6 The expansion of school premises will enable additional school places to be made available as close as possible to the demand for them. In that way they will improve access to school places to all sectors of the communities in which they are located, and avoid very young children having to travel longer distances to access education.
- 8.7 The expansion of existing schools provides for enhanced education opportunities and an enriched curriculum offer which has a positive impact on the whole school community.
- 8.8 School expansion schemes provide positive impacts, offering the opportunity for improved facilities for disabled access in new buildings.

### Background Information

Report to the Enterprise, Education & Skills Cabinet Panel, January 2014

Report and Minutes of the Cabinet, September 2013

[http://www.hertsdirect.org/your-council/civic\\_calendar/cabinet/17873320/](http://www.hertsdirect.org/your-council/civic_calendar/cabinet/17873320/)

Equalities Impact Assessments for the proposed expansions

[http://www.hertsdirect.org/your-council/civic\\_calendar/cabinet/17873385/](http://www.hertsdirect.org/your-council/civic_calendar/cabinet/17873385/).



**Appendix A**

**SECONDARY EXPANSIONS S106 Expenditure Requested**

<b>School (by district)</b>	<b>Site location</b>	<b>(£)</b>
<b>Dacorum</b>		
Ashlyns	S Dell & Sons, Stag Lane, Berkhamsted (Upper)	3,082.88
Ashlyns	Bulbourne Hall, Berkhamsted (Middle)	21,081.48
Ashlyns	Stag Lane, Berkhamsted (Middle)	156,341.84
Ashlyns	British Film Institute, Kingshill Way, Berkhamsted (Upper)	8,417.10
Ashlyns	The Glebe, Chesham Rd, Berkhamsted (Middle)	2,045.06
Ashlyns	The Glebe, Chesham Rd, Berkhamsted (Upper)	605.98
Ashlyns	1 Orchard Avenue, Berkhamsted	551.09
		<b>192,125.43</b>
<b>East Herts</b>		
Barnwell (Stevenage)	Yew Tree Public House High Street, Walkern	54,378.54
<b>Stevenage</b>		
Barnwell	Van Hage Garden Centre	161,991.41
Barnwell	DSG Mastercare, Martins Way, Wedgwood Way	818,178.42
Barnwell	Coreys Mill, Stevenage	72,705.58
Barnwell	Stoneyhall Site, Popple Way (William Sutton)	80,358.37
Barnwell	Fairview Road, Playing Fields, Stevenage	159,842.93
Barnwell	Brittain Way, Stevenage	152,200.05
Barnwell	Six Hills Cottages, Stevenage	13,918.00
Barnwell	Primett Rd/Lytton Way, Stevenage	3,342.17
Barnwell	Sishes Close, Sutcliffe Close	5,518.74
Barnwell	Woolners Way, Stevenage	68,170.93
Barnwell	Aspen Place, Hertford Road, North of Skipton Close	109,569.48
Barnwell	Nokeside, Stevenage	25,506.42
Barnwell	Wayside Garage (Woolners Way) Stevenage	33,797.99
Barnwell	Pin Green Primary site, Stevenage	94,072.99
Barnwell	Brick Kiln Road, Stevenage	135,250.96
Barnwell	B & Q and Cromwell House, 142-146 High Street, Stevenage	82,412.35
		<b>2,071,215.33</b>
<b>St. Albans</b>		
Sandringham	Land at St Albans City Station	4,222.74
Sandringham	Land at St Albans City Station Agreement 1	150,496.81
Sandringham	Frogmore 31-35 Park St, St Albans	257,656.36
Sandringham	71-73 Green Lane, St Albans	28,910.85
Sandringham	Kingsbury Dairy, Branch RD, St Albans	13,339.35
Sandringham	6 Romeland Hill, St.Albans	1,532.32
Sandringham	West Hall, Napsbury, London Colney	4,267.45

Sandringham	Land rear of 12-16 Bowers Way & Bowers Parade & 49 High Street	24,748.38
Sandringham	Napsbury Hospital	1,256,247.03
Sandringham	Cumberland House, St.Albans	86.83
Sandringham	220 London Rd., St. Albans	11,573.17
Sandringham	264 London Rd, St Albans	6,276.71
Sandringham	6 Avenue St. Nicholas	18,888.41
Sandringham	188 Hatfield Rd., St. Albans	5,502.05
Sandringham	Marlborough Motors & 8 Watson Walk	40,784.25
Sandringham	Former Hertfordshire Development Centre (balance see below)	164,714.45
Sandringham	NHS Stores & Laundry, Mill End, Highfield Rd	7,124.70
Sandringham	Area 2, Former Playing fields and King Harry Lane	454,881.66
Sandringham	21 Leyton Road, Harpenden	4,543.80
Sandringham	Greenlawns Service Station, Luton Road	48,427.83
Sandringham	1 Hedley Rd_ St Albans	5,463.70
Sandringham	King Harry Lane, St Albans	114,152.64
Sandringham	Coombes Road Yard, London Colney	2,473.64
Sandringham	145 & 147 London Rd, St Albans	35,253.61
Sandringham	Land at St Albans City Station	5,332.45
Sandringham	Land to rear of 18 to 28 Ox Lane and 46a Sauncey Avenue, Harpenden	46,411.17
Sandringham	The Grange, Colney Heath	3,161.19
Sandringham	The Rose and Crown, 91 Southdown Road, Harpenden	5,772.00
Sandringham	Royal Mail, Harpenden Delivery Office 9 Station Road , Harpenden	4,133.01
Sandringham	Thamesdale & to r/o The Colney Fox PH Barnet Road, London Colney	6,219.22
Sandringham	Conolly House Fmr Napsbury Hospital, Shenley Lane, London Colney	6,571.20
		<b>2,739,168.98</b>
<b>Three Rivers</b>		
St. Clement Danes	55 Lower Road, Chorleywood	1,440.75
St. Clement Danes	Churleswood Service Station, Shire Lane	2,837.93
St. Clement Danes	Juniper Works, Chorleywood	4,041.24
St. Clement Danes	Land At Stubbs Farm	20,263.07
St. Clement Danes	Charnwood and Ridge House, High View	795.52
St. Clement Danes	19 Watford Road (formerly Duke of York PH)	23,428.06
St. Clement Danes	Grove Crescent, Croxley Green	1,889.67
St. Clement Danes	134 Watford Road, Croxley Green	7,952.72

St. Clement Danes	10-12 High St, Rickmansworth	22,588.36
St. Clement Danes	Bury Garage, Rickmansworth	18,060.82
St. Clement Danes	Happy Man PH, Bury Lane, Mill End	1,789.13
St. Clement Danes	1 High Street	14,950.14
St. Clement Danes	249-253 Watford Rd, Rickmansworth	33,758.40
St. Clement Danes	The Cross Public House, Denham Way, Maple Cross	8,977.72
St. Clement Danes	Goodyer House, Caravan Lane, Rickmansworth	4,251.36
St. Clement Danes	24 Ebury Road, Rickmansworth	1,321.45
St. Clement Danes	Morningside, Rickmansworth	3,447.84
St. Clement Danes	The Paddock (& R/O 23-25 Upper Hill Rise)	28,369.04
St. Clement Danes	18 to 20 Ebury Road	30,262.00
St. Clement Danes	Old Merchant Taylors Sports Club Durrants, Croxley Green	376,153.00
St. Clement Danes	331 Uxbridge Road, Rickmansworth	1,939.80
		<b>608,518.02</b>
<b>GRAND TOTAL</b>		<b>5,611,027.76</b>