

REPORT OF THE LEADER OF THE COUNTY COUNCIL**UPDATE REPORT ON REPLACEMENT OF HAWTHORNE PRIMARY
SCHOOL, BESTWOOD****Purpose of the Report**

1. The purpose of this report is to update members on progress with the replacement of Hawthorne Primary School, Bestwood and seek approval to the approach being taken and the latest estimated cost.

Information and Advice**Project details**

2. There is a statutory duty placed on the County Council to provide sufficient pupil places at schools where parents wish their children to attend. This is known as Basic Need.
3. The Pupil Place Planning team within Children, Families and Cultural Services (CFCS) complete this annual review through a locality analysis of admission, birth and parental preference data to project and evaluate which schools would best fulfil the requirements for any increase in published admission numbers to accommodate a forecasted increase in pupil numbers
4. Bestwood is a discrete community which is only served by Hawthorne Primary school. The existing Hawthorne Primary comprises two distinct buildings. The main school was built in 1878 and no longer meets the requirements of a 21st century curriculum. The later buildings are CLASP. The school site is undersized and on various levels. It also has a churchyard in the middle, separating the Key Stage 1 & 2 blocks, effectively making the day to day operational management challenging for the school. Whilst the school has recently been expanded to 210 to assist with school organisation and meet immediate Basic Need it is incapable of further expansion.
5. It is proposed to construct a new 315 place primary school with a 39 place Nursery with the ability to further expand to a 420 place primary at a future date. The Chair of Children and Young People's Committee has endorsed this approach.
6. The site for the school will be acquired from Langridge Homes as part of its proposed housing development at Westhouse Farm, off Moor Road, Bestwood. This acquisition was approved by Policy Committee in October 2017. The overall development site is allocated as a residential and school site within Gedling Borough Council's (GBC) Local Plan. It is anticipated that Langridge Homes will be submitting a planning application for houses on part of the site to GBC shortly. The

aim is to start on site in spring 2018 subject to planning permission being granted.

7. The new School will replace the existing Hawthorne Primary (210 places) and provide additional school places as modelled in basic need projections and the anticipated housing development by Langridge Homes. Future expansion would be dependent on the further development of the Langridge site.
8. Feasibility studies have been carried out at the School to assess viability and the most cost effective provision, whilst ensuring that the proposal is compliant with current legislation, the latest Central Government guidance and good practice.
9. Since Langridge Homes have yet to submit their planning application to develop the site for housing, the design for the school cannot rely on access or services from that housing development. There is a long-term aspiration that the access for the school will be from the future residential development and the school will be located in the north-west corner of the site to facilitate this future access.
10. The current design therefore identifies access routes from the existing village although there are consequential abnormal costs to the project in providing access and services from the southern end of the site.
11. Council officers continue to work with Gedling Borough Council and Langridge Homes to understand their proposed development and the likely programme attached to it.
12. Should the school open prior to any spine road being constructed from the proposed housing development the County Council has offered, as part of the planning application, to undertake a post occupation travel assessment after one terms operation. This assessment would identify any highway issues resulting from the schools operation and the Council commits to act any recommendations arising from that assessment.
13. Subject to approval by Committee, and the necessary planning consent, the project would be delivered to enable the school to open from its new site during 2019.
14. The project will be delivered by Arc Partnership under the direction of the Council. Delivery will utilise the principles of the Education & Skills Funding Agency procurement of Priority Schools Building Programme (PSBP). This programme has successfully delivered 13 schools within Nottinghamshire. It embraces best practice project management methodology, including project reviews with key stakeholders and sign-off at key milestones.
15. The design for the project is based on the ESFA's Schedule of Accommodation & Baseline Design. The construction will mirror other PSBP schools successfully delivered in the County.
16. The project is subject to the statutory planning process for which the County Council will be the determining authority.
17. The latest estimated cost of the building works is set out below and the fees shown are for all professions involved in the project.

18. The professions involved in this project are:-

- Architect
- Mechanical Engineer
- Electrical Engineer
- Quantity Surveyor
- Structural Engineer
- CDM Co-ordinator
- Project Manager

Capital budget implications

19. This project is funded as follows:

£

Capital Allocation

5,792,465

Total

£5,792,465

20. The business case has been submitted to the Corporate Asset Management Group and has been approved for submission. The funding for this project was included within the budget proposals presented to full Council in February 2017.

21. Negotiations for s106 contributions in respect of the anticipated Langridge housing planning application have yet to be concluded. No contribution has been included for the purpose of this report.

22. The latest estimated costs are as follows. Professional fees include all feasibility costs including site surveys and associated statutory fees, as well as Arc Partnership fees.

Latest Estimated Cost (Outturn Prices)

£

Building Works

5,161,948

Professional fees

501,217

Furniture and Equipment

129,300

Total 5,792,465

Anticipated cash flow

	2017/18	2018/19	2019/20	Total
	£	£	£	£
Building Works	516,195	4,387,656	258,097	5,161,948
Professional Fees	363,591	114,688	22,938	501,217
Furniture & Equipment	0	0	129,300	129,300
	<u>879,786</u>	<u>4,502,344</u>	<u>410,335</u>	<u>5,792,465</u>

Revenue budget implications

23. Any additional premises and human resources costs arising from these proposals will be met from the individual school's budget.

Other Options Considered

24. The school serves a discrete community in which there are no other schools. The existing site cannot be further expanded. The existing buildings do not reflect the needs of a 21st century learning environment and the 'split site' presents significant operational challenges for the school.

Reason/s for Recommendation/s

25. Local authorities have a statutory duty to ensure sufficient school places are available for every child in the local area that needs one.
26. The project provides the opportunity to replace an unsuitable and time served building together with the ability for future expansion to meet pupil place need.

Statutory and Policy Implications

27. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Implications for Service Users

28. The upgraded buildings and facilities will provide the extra requirements for the pupil numbers to be increased.

Financial Implications

29. These are set out in the report.

Equalities Implications

30. In accordance with County Council policy the design of the buildings will incorporate access and facilities for people with disabilities.

Crime and Disorder Implications

31. The proposed site will incorporate security boundaries. As a result, risk of crime from theft or vandalism will be minimised.
32. Consultation with local residents and other interested parties is being undertaken

as part of the planning process.

Implications for Sustainability and the Environment

33. Environmental and Sustainability requirements will be incorporated into the detailed design process for each of the individual buildings.

RECOMMENDATION/S

- 1) Committee accepts the update on progress with the replacement of Hawthorne Primary School, Bestwood and approves the approach being taken and the latest estimated cost.

Councillor Mrs Kay Cutts MBE
Leader of The Council

For any enquiries about this report please contact: Mick Allen on Tel: 0115 977 2359

Constitutional Comments (SLB 16/11/2017)

34. Policy Committee has authority to consider the content of this report.

Financial Comments (GB 24/11/2017))

35. The costs of this project will be funded from within the approved Children and Young People's Committee capital programme.

Background Papers

36. Policy Committee 18 October 2017 Acquisition of land for a replacement primary and nursery school in Bestwood.

Electoral Division(s) and Member(s) Affected

37. Ward(s): Newstead
Member(s): Councillor Chris Barnfather

Background Papers and Published Documents

38. C&YP Committee 20 March 2017 Schools Capital Programme Progress Report.
Policy Committee 18 October 2017 Acquisition of land for a replacement primary and nursery school in Bestwood.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Electoral Division(s) and Member(s) Affected

39. Ward(s): Newstead
Member(s): Councillor Chris Barnfather

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Properties affected: 02711 - Hawthorne Primary School - Replacement Site
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