

19 April 2022**Agenda Item: 11****REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH****PROPOSED EXPANSION OF TOOT HILL SCHOOL – TO BE DELIVERED VIA
THE SCHOOL REBUILDING PROGRAMME****Purpose of the Report**

1. (a) To inform Committee of the need to expand Toot Hill School to meet growing pupil place demand and of the success of the school in being included in the Department for Education School Rebuilding programme (SRP) which will fund rebuild/refurbishment for existing school pupil numbers and (b) To seek approval for the Council to commit to the expansion and to fund the additional building works required for expansion, highway and section 106 costs that the SRP does not fund and for Arc Partnership to monitor on the Council's behalf.

Information

2. At its meeting on 16th September 2020, Policy Committee approved the principle of the expansion of Toot Hill School by one form of entry (FE)/150 places and provided a grant to the Academy Trust to enable master planning, feasibility and design to planning application stage that would assess deliverability and estimated construction costs. Arc was to monitor works on behalf of the Council.
3. The driver for the need for additional secondary school places is the significant increase in housing stock (around 1000 new homes are being built in the area) in Bingham and across the Rushcliffe East Planning area. Proposed expansion projects at South Notts Academy and South Wolds have been identified as also helping to address the shortfall, but the Toot Hill expansion is essential. The future projections for pupil place numbers in the planning area and at Toot Hill are included in the appendix to this report. Section 106 funding of £2.99m has been identified from housing developments in the vicinity to fund the expansion.
4. In April 2021, the Council was informed that Toot Hill had been identified by the Schools Rebuilding Programme (SRP) as a site which due to its physical condition is in need of substantial investment and now a substantial new-build/refurbishment programme is under development led and funded by the Department for Education (DfE). The proposals are not yet sufficiently defined to be clear as to exactly the extent of new build although it is likely to be substantial with the 6th form and technology blocks the only elements of the existing school buildings to be retained.
5. The conditions of funding of the SRP is that it will only deliver new/refurbished space equivalent in pupil place capacity to that already available at the school. Any required expansion space can be provided as part of the DfE scheme, but SRP will not fund the cost of the works necessary to provide the additional places. In addition the SRP will not fund any

works which may be required pursuant to the Highways Act 1980 (including section 278 works) or under the Town and Country Planning Act 1990 (including section 106 works) and require that any such works will be funded by the Council. These will include off site works such as changes to road markings, junctions, traffic flows etc as required as a result of the scheme and with school expansion these may be necessary.

6. While it has been agreed in principle with the DfE that their proposed scheme can include the expansion space required by the Council, it will not be funded by SRP and therefore it is necessary to use other funding. The cost of the works to deliver the additional teaching places and increased capacity of circulation, dining and assembly areas has been estimated by DfE at approximately £4.33m therefore leaving a shortfall of available funding after taking account of the section 106 monies available of approximately £1.33 million. It is to be noted that the scheme is at early stage of feasibility and the estimate is highly caveated but it is necessary for the Council to commit to funding the extra spaces at this time to enable the expanded space to be included within the scheme as it moves forward. In view of the fact that the estimate is provided before detailed design, knowledge of site conditions and current inflationary pressures in construction a 15% contingency and inflation allowance has been added to take the estimate to £5.0m.
7. The SRP will also not fund loose fittings, furniture and equipment although it is expected that this will fall upon the Academy Trust to deal with through transfer from the existing school or new purchase.
8. The current programme is for works on site to commence in late 2023/early 2024 and it is likely will not be fully completed by late 2026/early 2027. While the design develops it is not currently clear how the phasing of works will take place and the place planning projections show that there is a shortfall of places in the planning area throughout the build period and officers will work with the DfE and Trust through this period to see how the phasing may address this. If this requires additional temporary provision this would be at additional cost to the Council.
9. To safeguard the Council's position to ensure value for money is achieved in the provision of the extended school and that the Council only pays for works attributable to the increase in numbers it is intended that Arc Partnership will be commissioned to monitor on behalf of the Council at an estimated cost of £40,000.

Other Options Considered

10. The Council does not commit to funding additional places in the SRP scheme - This would result in the school being rebuilt to house existing capacity and not create the much needed additional secondary school places in the Rushcliffe East planning area.

Reasons for Recommendation

11. There is a clear need for the school to be expanded by 1FE to accommodate an additional 150 pupils and the Toot Hill campus is of sufficient size to accommodate such an expansion.

Statutory and Policy Implications

12. 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.

Financial Implications

16. This proposal will require an estimated £2.0m in excess of existing section 106 funding and in addition may require further funding towards highway and section 106 although the extent of this will only be clarified as detailed design progresses. It is proposed that this is funded through the School Places Programme. It is also proposed to commission Arc to monitor the scheme on the Councils behalf at a cost of £40,000.

Safeguarding of Children and Adults at Risk Implications

17. The school will remain in operation during the refurbishment/new-build works. There will be a need to ensure that contractors accessing the site go through appropriate checks and are suitably organised to ensure that pupils are fully protected.

Implications for Service Users

18. The proposed works will provide much-needed improvements to the facilities at Toot Hill.

Implications for Sustainability and the Environment

19. New and refurbished areas will be finished such that they will deliver improved and enhanced environmental measures.

RECOMMENDATION

It is recommended that Committee authorise officers to enter into agreement with the Department for Education to extend their rebuild of Toot Hill School under the School Rebuilding Programme by one form of entry (1 FE) at the Council's cost noting the current estimated cost, the potential for this to increase as the design develops and the commissioning of Arc Partnership to monitor at a cost of £40,000.

Matthew Neal,
Service Director, Investment and Growth

For any enquiries about this report please contact: Neil Gamble, Group Manager Property Asset Management (neil.gamble@nottscc.gov.uk), Tel: 0115 9773405

Constitutional Comments (RHC 04/04/2022)

20. Economic Development and Asset Management Committee is the appropriate body to consider the contents of this report by virtue of its terms of reference.

Financial Comments (GB 29/03/2022)

21. It is proposed that the £2.0m of works identified in this report is funded from the School Places programme which is already approved within the Children and Young People's capital programme. Once detailed design works have been completed a request to vary the capital programme will be required, through the usual processes, to include the Section 106 funding plus any further funding required to complete the project.

Background Papers and Published Documents

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.

- Report to Policy Committee, 9 September 2020.

Electoral Division(s) and Member(s) Affected

- Bingham East and Bingham West
- Councillor Francis Purdue-Horan and Councillor Neil Clarke

File ref.: TP/SB/01818

SP: 3950

Properties affected: 01818: Toot Hill School (Academy)