

TITLE	Primary Strategy Implementation Plan Phase 1
FOR CONSIDERATION BY	The Executive on 28 January 2016
WARD	None specific
DIRECTOR	Judith Ramsden , Director of Children's Services
LEAD MEMBER	Charlotte Haitham Taylor, Executive Member for Children's Services

OUTCOME / BENEFITS TO THE COMMUNITY

To ensure that there are sufficient school places to discharge the Councils duties under the Education Act 1996.

RECOMMENDATION

That Executive:

- 1) approves the selection of the school sites as listed below to meet Primary school sufficiency for 2016/217;
- 2) authorises the commissioning of work to carry out the detailed feasibility and, subject to approval of final capital bids and business cases, to deliver the necessary works.

SUMMARY OF REPORT

1. This report makes recommendations for the expansion of selected schools in the following planning areas:

- i. Woodley
 - Highwood
 - Beechwood
- ii. Earley
 - Loddon
 - Aldryngton
- iii. South West
 - Ryeish Green

It indicates how many places will be required, how they might be delivered and what the indicative costs could be.

It then seeks approval for the commissioning of detailed feasibility work leading to a phased delivery of places from September 2016 onwards.

The report also highlights the fact that in developing the most effective solution for the chosen sites that there is a need to consider the possible relocation of other services which are currently occupying former school buildings.

BACKGROUND INFORMATION

In July 2015, a report was submitted to the Children's Services Overview and Scrutiny Committee which set out the key components of the primary provision strategy for the period 2015-2018 and how the strategy should be developed and implemented. The report explained how the analysis of the data indicated that there were three areas of concern (or "hot spots"):

- Earley
- Woodley
- South West

A second report was submitted to the committee in October which provided a further update on the progress made, including the latest data analyses, feedback from consultation and the emerging issues.

1. METHODOLOGY

- 1.1. A detailed analysis of all borough school planning areas was carried out using a combination of data and intelligence from national, borough and local sources. This enabled the identification of priority areas with need for new places. Completed
- 1.2. For each hotspot, a shortlist of schools was compiled using a high level analysis of school sites. Completed
- 1.3. A detailed assessment was then carried out on each shortlisted school in order to identify the target sites for expansion. Completed
- 1.4. Consultation on the above work with local schools, clusters, head teachers, parents and local members and the work has been overseen by a Working Group of councillors representing the three 'hotspot' areas, chaired by the Deputy Executive Member for Children's Services. Completed
- 1.5. A detailed feasibility study to be carried out on the selected schools including the delivery solution, phasing of the works and implementation plan.
- 1.6. Implementation as required from 2016 onwards.

2. DETAILED ANALYSIS

2.1. Borough Analysis - Places & Demographics

2.1.1. Birth

- a. In line with national trends the number of live births in Wokingham showed a rising trend until 2012, with a significant decline from this trend in both 2013 and 2014.

Calendar year	2006	2007	2008	2009	2010	2011	2012	2013	2014
ONS calendar year data	1,725	1,874	1,941	1,896	1,997	1,880	1,963	1,795	1,811
Academic year	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
Calculated from ONS Data		1,824	1,919	1,911	1,963	1,919	1,935	1,851	1,806
From ONS / NHS (2014)	1,728	1,813	1,913	1,908	1,933	1,939	1,936	1,872	1,769

- b. The cohort born in the 2012/13 academic year will enter Reception classes in the 2017/18 academic year – pointing to a marked reduction in demand across Wokingham at that point and a further fall in demand in the 2018/19 academic year.
- c. However, new housebuilding and changing patterns of occupation are offsetting this reduction in need for places. (see Area Analysis below)

2.1.2. Housing

- a. The bulk of new housing is being generated by the Strategic Development Locations SDLs and the demand for school places in these areas will be met by 6 new primary schools which will be built over the next 5 years using S106 or CIL funding.
- b. In addition to those being generated by the SDLs, there are other smaller developments including 1000 new homes being built in Woodley, along with other smaller developments. However, none of these justify a new school in their own right.
- c. Evidence gathered from the local community and admissions data shows that a major shift in house occupancy is occurring, in particular in Earley.

2.1.3. Migration

- a. Wokingham has been a net recipient for international migrants for several years and has seen a 33% increase between 2013 & 2014;
- b. In Wokingham, general practitioner GP and national insurance registrations are increasing more rapidly than the rest of South East Region or England
- c. Wokingham is a net recipient for migration from Reading which itself is experiencing even higher levels of immigration than Wokingham;
- d. ONS data on population movements in and out of local authorities shows that Wokingham is losing people aged 50+ and gaining a greater number of people aged 20-44 years (see Figs 1 & 2 below).
- e. This is in contrast to the South East region where there is barely any loss of the 50+ population.
- f. This pattern reflects what is believed to be happening in Earley i.e. houses are being sold by older age groups and being bought by young families.

2.1.4. Admissions

- a. The level of available places across the borough currently stands at 3% as compared to the DfE recommended threshold of 5%
- b. In Earley, the level is below 1% and in Woodley 3%.

2.2. Area Analysis

2.2.1. The area analysis has concluded that there are three areas which should be classed as priority areas by which we mean that new places are needed (based on the DfE guidance of 5% surplus to allow for natural fluctuations) from September 2016 onwards:

- i. Earley
- ii. Woodley
- iii. South West

2.2.2. Earley

- a. Vacancies are 5% below the DfE guideline – in 2015, 7% or 30 children were diverted out of the area. The schools are popular with large waiting lists
- b. The community has reported a major influx of new families who are replacing older age groups. This is supported by ONS data – see 3.1.3 above.
- c. Net inflow from Reading due to:
 - i. Popularity of Earley schools
 - ii. High levels of immigration in Reading
 - iii. Insufficient primary provision in Reading
- d. It has been estimated that this influx of younger families could yield at least the equivalent of 1 FE.
- e. Increases in the number of new council tax accounts
- f. Increases in planning applications for house extensions to increase living accommodation;
- g. Waiting lists indicate that additional capacity is required in at least 3 year groups, Reception to Year 2;
- h. Requirement: 1.5 Form of Entry for at least 3 years with at least 1FE permanent

Earley Planning Area		Current Reception class shortfall			Including housing yield		Including housing yield & new families		With additional 1.5FE		
		AN	AN +/-	%AN+/-	AN +/-	%AN+/-	AN +/-	%AN+/-	AN	AN +/-	%AN +/-
2016	2015/16	445	-2	-1%	-8	-2%	-36	-7%	490	9	2%
2017	2016/17	445	-33	-8%	-35	-8%	-63	-12%	490	-18	-4%
2018	2017/18	445	2	0%	2	0%	-26	-6%	490	19	4%
2019	2018/19	445	36	8%	35	8%	7	2%	490	52	11%
2020	2019/20	445	36	8%	35	8%	7	2%	490	52	11%
2021	2020/21	445	36	8%	36	8%	8	2%	490	53	11%
2022	2021/22	445	36	8%	36	8%	8	2%	490	53	11%

2.2.3. Woodley

- a. Vacancies are currently at 3% (2% below DfE guideline).
- b. All schools except one are full in Reception and Year 1
- c. Excluding the impact of new housing, projections indicate that an additional 0.5 FE is required simply to meet current demand.
- d. When taking into account new housing and the need to maintain a margin of spare places to allow for natural 'churn', a further minimum of 1FE is required.
- e. However, the local view is that the latest housing projections underestimate the number of and yield from the new housing e.g. schools

observe that new families seem to be larger than previously experienced. This could require a further 1FE in the medium term and so house build rates and yields will need to be monitored closely.

- f. New housing (1000 units) is under construction at two main housing developments at the western and eastern edges of the planning area.

Requirement: 1.5 FE permanent expansion with some available from Sep'16 plus the option for a further 1FE dependent on housing growth

- g. The following table shows the impact of the additional 1.5 FE form of entry on the admission number AN projections compared to the current situation and taking into account new housing:

Woodley Planning Area		Current Admission Number			Inc. housing yield		With additional 1.5FE		
		AN	AN +/-	%AN+/-	AN +/-	%AN+/-	AN	AN +/-	%AN+/-
2016	2015/16	360	-8	-2%	-17	-5%	405	28	7%
2017	2016/17	360	-9	-3%	-21	-6%	405	24	6%
2018	2017/18	360	6	2%	-4	-1%	405	41	10%
2019	2018/19	360	-17	-5%	-23	-6%	405	22	5%
2020	2019/20	360	-17	-5%	-20	-5%	405	25	6%
2021	2020/21	360	-17	-5%	-18	-5%	405	27	7%
2022	2021/22	360	-17	-5%	-18	-5%	405	27	7%

2.2.4. South West

- a. Whilst two new primary schools are planned for the south west these will not be available until 2018 at the earliest; but there is a need for reception places from 2016.
- b. Requirement: Need 1 FE reception class for up to two years, 2016 & possibly 2017.
- c. The following table shows the impact of the additional 1FE form of entry on the admission number AN projections compared to the current situation and taking into account new housing:

Jan		Current Admission Number			Inc. housing yield		With additional 1FE		
		AN	AN +/-	%AN+/-	AN +/-	%AN+/-	AN	AN +/-	%AN+/-
2016	2015/16	255	23	9%	19	7%	285	49	17%
2017	2016/17	255	8	3%	-17	-7%	285	13	5%
2018	2017/18	255	43	17%	6	2%	285	36	13%
2019	2018/19	255	29	11%	-4	-2%	285	26	9%
2020	2019/20	255	29	11%	7	3%	285	37	13%
2021	2020/21	255	29	11%	10	4%	285	40	14%
2022	2021/22	255	29	11%	11	4%	285	41	14%

The remaining four planning areas either do not need new provision or are due to receive new schools as part of the development of the SDLs.

2.2.5. North

- a. No planned housing developments
- b. Vacancies in line with DfE guideline
- c. No reported changes to housing or migration patterns
- d. Will need to be reviewed in 2019 to understand the impact of the birth rate drop

2.2.6. South East

- a. Vacancies in line with DfE guideline
- b. Steady decline in demand for reception class places but these are offset by the new housing from the Arborfield SDL
- c. Two new primary schools for 2018 and 2020

2.2.7. Wokingham Town East

- a. Vacancies in line with DfE guideline
- b. New capacity is needed for Wokingham North and South SDL but will be met by two new schools, one of which is due to open at Montague Park (2016).

2.2.8. Wokingham Town West

- a. No new housing planned with capacity exceeding need for the next 6-7 years.

2.3. Site Sharing and Usage

2.3.1. For some of the schools under consideration, co-location with other services/users presents both an obstacle and an opportunity:

- a. Reuse of school buildings and the relocation of non-school functions could obviate the need for investment in new construction as well as freeing up space and car parking
- b. Any decision to expand a school site with shared use would require an alternative solution (relocation) to be identified for the current service or user concerned.

2.3.2. Current shared site usage includes:

- a. Loddon – West Berkshire Adoption Service and other CS officers based in former infant school building;
- b. Highwood – Annex containing approximately 40 staff from Learning and Disabilities; Social Care for Children; Specialist autism; Special education needs and NHS. Site is convenient for Addington and Bridges;
- c. Beechwood – Ambleside CC, nursery , community centre and CS Neighbourhood team;

2.3.3. The Strategic Assets team are currently carrying out a review of school sites with dual use and the results will be taken into account in any recommendations.

2.4. Consultation

Consultation has been carried out with local school clusters, head teachers, members and parents.

Key concerns for schools are:

- a. That proposals are not a 'quick fix' but are sustainable, future proof and add value;
- b. That existing space deficiencies are addressed in the options appraisal and recommended solution;
- c. The capital works are planned carefully and sensitively to minimise their impact on teaching, children and staff.

As a general rule, provided that the concerns expressed above were addressed schools were supportive of expansion.

2.5. Site Selection

- 2.5.1. For each of the 'hotspot' areas a shortlist of school sites was created based on following criteria:
 - a. Popularity
 - b. Location
 - c. Viability - Need to expand e.g. a school may not viable long term due to its having a small or part PAN eg. 30 or 45.
- 2.5.2. Each school site was then subject to a more detailed appraisal using site, spatial and highways assessments (including the adequacy of car parking) combined with discussions with the schools concerned.
- 2.5.3. The chosen sites were:
 - a. Woodley – Highwood, Rivermead, Beechwood, Woodley CoE
 - b. Earley – Aldryngton, Radstock, Loddon
 - c. South West – see section 3.3 below

2.6. Site Appraisal Factors

Based on the research and feedback from officers, members, schools and parents it was agreed that when carrying out any detailed options appraisal a wider range of factors would be considered than have perhaps been used previously. For example, in addition to the more obvious factors such as access, space and condition we would need to consider such factors as:

- a. Co-location and opportunities to free up space for school use.
- b. Potential crises from under-4s growth and a review of children's centres.
- c. Austerity: all schools are coming under financial pressure and there is an emerging need to consider the future organisation of schools e.g. the viability of schools with PANs which are not multiples of 30.

A full list of the factors being taken into consideration is available in Annex 1.

3. SITE SELECTION

3.1. Earley

Following an analysis of the factors summarised in '3.6' above the preferred sites for expansion are Loddon and Aldryngton:

3.1.1. Loddon

1 FE permanent expansion, in classes Reception and Year 1 commencing in 2016.

- a. Multiple access points to school site
- b. Existing former infants block provides classroom space which if vacated would allow expansion to commence in September 2016. (Reception and Year 1 planned with school)
- c. Would require relocation of council staff and West Berkshire Adoption Service
- d. Use of infants block would reduce disruption to school and minimise impact on outdoor play space
- e. Easiest of the three Earley sites to work with.
- f. Should other sites prove problematic it provides a safety net of a permanent 1FE expansion.

3.1.2. Aldryngton

Expansion from a PAN of 45 to 60

- a. The school currently has a PAN of 45
- b. In order to make it more viable the PAN needs to be decreased to either 30 or increased to 60 (to achieve a more efficient pupil: teacher ratio)
- c. However, with the school being Outstanding, popular with a long waiting list, the ideal solution would be to increase it to a PAN of 60.
- d. However, whilst discussions with highways consultants have confirmed that the expansion of the site may not be as problematic with respect to traffic levels and access as previously thought, the site is one of the more constrained.
- e. It has therefore been concluded that further work should be carried out with the school to determine the feasibility of expansion with a target of September 2017.

3.2. Woodley

Following an analysis of the factors summarised in '3.6' above the preferred sites for expansion are Highwood and Beechwood.

3.2.1. Highwood

Expansion from a PAN of 30 to 60

- a. School has a PAN of 30 which is not really sustainable – a PAN of 60 would be more viable.
- b. There are no issues with space or access.
- c. The school are keen to expand, this being confirmed at a meeting on 2nd December 2016.
- d. There is an existing 'Annex' building on site which is currently occupied by various Children's Services staff (primarily back office functions). If

vacated this would allow expansion to start with minimal investment. However, it will not be possible make this building available until 2017.

- e. As a contingency, the school have confirmed that should more reception places be required in 2016 than are being made available at Beechwood (see below), then they would be able to accommodate 30 reception places if a temporary buildings was provided.

3.2.2. **Beechwood**

Expansion from a PAN of 45 to 60

- a. The School has a PAN of 45 which is not really sustainable – a PAN of 60 would be more viable.
- b. The school and governing body are keen to expand, this being confirmed at a meeting on 2nd December 2016. The school has also confirmed that they can provide 15 reception places without additional accommodation from September 2016.
- c. The site is shared with the Ambleside Children’s Centre CC and a nursery who are also seeking to expand.
- d. Spatial analysis has determined that there is sufficient space to expand without impacting on the CC buildings.
- e. However, the feasibility work for the school expansion should take into consideration the needs of the other services occupying the site in order to achieve the most cost effective solution.

3.2.3. Rivermead has been excluded at this stage at the request of the governing body and head teacher on the grounds that they don’t wish to derail the current improvements in school performance. This position is supported by the School Improvement Service.

3.2.4. Woodley CoE has been excluded due to the site constraints and the current design which makes expansion difficult to configure.

3.3. **South West**

1FE Reception Class from September 2016

3.3.1. Two schools have been agreed in the South of the M4 (Shinfield) SDL:

- a. Shinfield West – which will be built by the developer and will be a 2 FE (60 / 420) place primary school
- b. Spencers Wood - which will be built by WBC and will be 2FE with the option to expand to 3FE.

3.3.2. Both schools are capable of being completed by 2018 but discussions with Planning have indicated that Spencers Wood has is more likely to be delayed. From a place sufficiency perspective and in order to integrate the new schools with the development of the new housing and community needs, initially only one new school will be required and so Shinfield West will be completed by 2018 and Spencers Wood school will be pushed back to 2019 or later.

3.3.3. With the need for reception places from September 2016, a site survey was carried out which demonstrated that there was only one suitable site, namely the former Ryeish Green school site. Two building options are available:

- a. The former 6th Form unit – on land owned by the council – existing modular classroom to be reassigned from another school. This site is currently earmarked for car parking for the new sports hub. The temporary use of the site could, subject to the timetable for the sports hub being confirmed, reduce the amount of parking available in the first year of operation.
 - b. Accommodation within the Oakbank School – leased to the CFBT academy trust.
- 3.3.4. Discussions are underway with the trust to explore option b further. However they have already confirmed that there is sufficient classroom space with dedicated playground and access and that they would be willing to host the facility subject to approval by the DfE. This option would have to be integrated with the procurement of a provider.
- 3.3.5. The working assumption here is that the new school would open for up to 2 years (so up to 60 pupils) before relocating to one of the new schools.

4. Conclusions

- 4.1. This work has confirmed the need for additional places to be available from 2016 in the three areas of Earley, Woodley and the South West as initially reported in July 2015.
- 4.2. The evaluation work and consultation has confirmed the following sites and that the expansion of places will need to be phased:
- 4.2.1. Woodley
 - a. Beechwood – additional 0.5FE from September 2016
 - b. Highwood – additional 1FE from September 2017 (with temporary option for 2016)
 - 4.2.2. Earley
 - a. Loddon – 1FE from September 2016 commencing with Reception and, Year 1.
 - b. Aldryngton – 0.5 FE – subject to further evaluation and discussion with the school from September 2017.
 - 4.2.3. South West – 1FE reception from September 2016
 - a. Ryeish Green site – 1FE Reception from September 2016.
- 4.3. By using existing school buildings which are currently occupied by non-school tenants initial expansions can be delivered relatively easily and with minimal investment.
- 4.4. The work undertaken has shown the benefit of an extended range of data, including council tax accounts, local birth statistics, planning applications and intelligence from the community. It has also shown that some of the data sources need to be broken down from borough to planning area level. Much of this data is not readily accessible and new procedures and resources would be required to access it on a regular basis.
- 4.5. The presence of former school buildings occupied by non-school services on three of the four target sites provides both an obstacle and an opportunity to expand the sites:
- 4.5.1. Use of the buildings for school expansion would reduce the capital investment in the first 1-2 years and allow places to be made available easily in September 2016.
 - 4.5.2. The current utilisation of these buildings is already the subject of an audit and

the relocation of the tenants would fit in with the Council's accommodation strategy for office usage;

- 4.5.3. Coincidentally, the services currently occupying these buildings are also undertaking their own service reviews and it is essential that the detailed feasibility work now required takes these matters into consideration. This integration might impact on the phasing of the works but should in the end produce a more effective and efficient solution.
- 4.6. The schemes set out above establish a solid foundation to meet projected need. Children's services will continue to respond flexibly to live roll and admissions data to ensure sufficient supply of places across all year groups, within its delegated authority.

5. Implementation

5.1. Places for **2016** will be delivered as follows:

- 5.1.1. Beechwood – 0.5 FE 15 reception places – no works required
- 5.1.2. Loddon – 30 Reception, 30 Year 1 – internal remodelling of infants block to form new classrooms.
- 5.1.3. South West – 30 reception places – either in Oakbank School (minimal/no works required) or in the former Ryeish Green 6th Form Building which would require refurbishment.

5.2. Places for **2017** onwards will be delivered as follows:

- 5.2.1. Beechwood – expansion works to provide 2FE school – 3 additional classrooms plus additional 'communal' facilities as required - phasing to be determined.
- 5.2.2. Highwood – 30 Reception places – will require remodelling of 'Annex' and additional build to complete 2FE - phasing to be determined.
- 5.2.3. Loddon – expansion works to complete 3FE school, Years 2-6 – phasing to be determined.
- 5.2.4. Aldryngton – 15 Reception places – subject to further evaluation
- 5.2.5. South West – either:
 - a. A second year as per 5.1.3 above or
 - b. New Shinfield West primary school.

5.3. The priority work for 2016 will be:

- 5.3.1. Loddon
 - a. complete the relocation of the services currently using the infants block
 - b. design and remodelling of infants block for opening Sep'16.
- 5.3.2. South West
 - a. Agreeing building at Ryeish Green site and completing fit out.

5.4. Detailed feasibility studies for schemes as per '5.2' will be carried out in early 2016 and will consider the following:

5.4.1. Design and Construction

- i. New build
- ii. Modular
- iii. Reuse/refurbishment of existing premises
- iv. Capacity of existing buildings in comparison to Building Bulletin BB103 – e.g. will additional catering or staff facilities be required.

Note that any scheme may use any single or any combination of build approaches and will extend beyond September 2016.

5.4.2. Phasing of expansion

- i. Need for temporary buildings
- ii. Phasing of places
- iii. Phasing of construction to minimise disruption for the school.

5.4.3. Solutions for relocating non-school staff from existing school buildings

- i. Confirmation of current occupants and any tenancy arrangements;
- ii. Discussions with services concerned, identification of alternative locations
- iii. Implementation Plan agreed with Strategic Assets Team.

5.4.4. Traffic Impact

- i. Traffic surveys have already been commissioned as they are required for any planning application.
- ii. New school travel plans will be produced by the schools

5.4.5. School organisation

- i. Implications of expansion on school organisation such as staffing
- ii. School layout and management
- iii. Need for temporary changes

5.5. Consultation

5.5.1. Initial meetings were held with the selected schools on 2nd December to agree overall objectives and further meetings will be held in December and January to develop the best solutions.

5.5.2. In coordination with the Asset Team, consultation will also be carried out with the services currently occupying school buildings at Loddon and Highwood.

5.6. Indicative Timetable

Initial meetings with schools	2 nd December 2015 (Loddon, Highwood, Beechwood),
Meeting with Earley Parents	9 th December
Follow up school meetings	Loddon - w/c 14 th Dec Others as required
Detailed Feasibility	December 2015- February 2016
Relocation of Loddon tenants	Tbc but interim solution may be required
Loddon remodelling	Summer 2016
2017 works commence	tbc 2017
Relocation of Highwood Annex	Tbc 2017

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.

General Fund

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	Nil	N/A	Revenue (General Fund)
Next Financial Year (Year 2)	Nil	N/A	Revenue (General Fund)
Following Financial Year (Year 3)	Nil	N/A	Revenue (General Fund)

NB – Current Year is 2015/16

Dedicated Schools Grant

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	£0	£0	Revenue (DSG)
Next Financial Year (Year 2)	£601	£0	Revenue (DSG)
Following Financial Year (Year 3)	£555	£0	Revenue (DSG)

Note that the funding is dependent on agreement with the Schools Forum to the 2016/17 budget.

Capital

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	£0	£0	Capital
Next Financial Year (Year 2)	£3,160	£0	Capital
Following Financial Year (Year 3)	£3,290	£	Capital

Note the funding is dependent on agreement to the MTFP.

Other financial information relevant to the Recommendation/Decision

Revenue

The table below sets out Revenue (Dedicated Schools Grant) commitments that will extend beyond the next three years.

Revenue	2015/16	2016/17	2017/18	2018/19	2019+	Total
Woodley	£-	£26	£79	£79	£289	£473
Early	£-	£158	£79	£79	£289	£604
South West	£-	£418	£398	£340	£1,823	£2,978
Total	£-	£601	£555	£498	£2,400	£4,054

Capital

The table below sets out estimated capital commitments that will extend beyond the next three years.

Area	2015/16	2016/17	2017/18	2018/19	2019+	Total by scheme
Woodley	0	£1,610	£1,920	£20	£80	£3,630
Earley	0	£855	£1,320	£520	£100	£2,795
South West	0	£650	£50	£50	£188	£938
Total by year	0	£3,115	£3,290	£590	£368	£7,363

Cross-Council Implications

Yes – some of the proposed solutions may require the relocation of services (primarily children’s services) from existing school sites as part of the wider rationalisation of council office accommodation.

List of Background Papers

Annexes:

1. Site appraisal factors
2. Options Appraisal matrix

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Date 18 January 2016	Version No. 4

SITE APPRAISAL FACTORS

The following range of factors will be taken into account when recommending sites for expansion:

- Spatial analysis of sites
 - feasibility of expansion
 - pre-existing space deficiencies compared to national standard
- Net capacity assessment
- Building condition
 - Outstanding maintenance works – can we gain economies of scale
 - Condition of key elements (roofs, windows, mechanical & electrical systems)
 - ‘Knock-on effect’ of extensions e.g. a need to rewire the school if existing distribution system is altered
- Estates
 - Other site users/occupants
 - Non school buildings available
 - Opportunities at adjacent sites
 - Land ownership e.g. VA/VC status
- Highways assessment
 - Existing site access/additional access
 - Traffic impact
 - Car parking requirements
- Planning conditions, risks and issues , likelihood of objections or opposition, additional costs
- Place and demographic analysis
 - Waiting lists
 - Vacancies
 - National migration statistics, both internal and international
 - Council tax accounts
 - Electoral roll
 - Housing projections
 - Planning applications
 - Local, anecdotal information on such issues as changes in house ownership, family sizes, immigration, sibling groups
 - In addition, pupil place projections are being kept under regular review and are being updated in line with each census.
- Existing PAN admission number
- Financial state and school viability
 - School governance and performance
 - Possibility of academy conversion in short term
 - Possibility of negative impact of any expansion on performance

- School willingness to support/expand
- Consultation feedback
 - Parents group
 - Schools
 - Members
- Integration and interdependence with other strategies, service plans.

Annex 2 – Options Appraisal

	Aldryngton	Loddon	Radstock		Beechwood	Highwood	Woodley CoE	Rivermead
PAN	45	60	60		45	30	45	60
Capacity	0.5 expansion would help to improve financial viability. Inefficient PAN.				0.5 FE expansion would help to improve financial viability. Inefficient PAN.	1FE expansion would help to improve financial viability. Inefficient PAN.	0.5 FE expansion would help to improve financial viability. Inefficient PAN.	Expansion of other 3 Woodley schools is more urgent due to their PAN size.
Net capacity	No issues	No issues	No issues		Net cap currently 42.	No issues	No issues	Currently 53.
Places and demography	Full in all year groups with long waiting lists. Local children cannot get into school. Pressure from influx of new families replacing older residents. Nil/minimal places available across all year groups.	Waiting lists in most year groups. Pressure from influx of new families replacing older residents. Nil/minimal places available across all year groups.	Waiting lists in most year groups. Pressure from influx of new families replacing older residents. Nil/minimal places available across all year groups.		Pressure from new housing. Nil/minimal places available across all year groups.	Pressure from new housing. Nil/minimal places available across all year groups.	Pressure from new housing. Nil/minimal places available across all year groups.	Pressure from new housing. Nil/minimal places available across all year groups.

Spatial Analysis

Sufficiency of space - space for 0.5FE expansion which would be relatively straightforward. Delivery options - Sufficient space for a modular classroom to allow early expansion/bulge option. Accommodation needed - Total 615sqm additional accommodation needed (incl. 300 teaching, 80 hall). Hall would need to be expanded. Remodelling of staff/admin areas needed. External space is limited. More all-weather surfaces needed.

1st choice in spatial analysis study. Sufficiency of space - Adequate parking and space for additional 1FE even without using Infants building. Delivery options - standalone (traditional or modular) solution OK - an extension to the existing building is less feasible. Use of infants building would be much more sensible. Accommodation needed - Infants block can provide equivalent of 3 classrooms. Block already houses foundation stage so some reconfiguration of classroom

Sufficiency of space - Overall site adequate for 1FE. Delivery options - Existing modular buildings to be replaced by traditional extensions. Accommodation needed - Additional 558sqm teaching required. Hall would need expanding. Parking should be adequate for expansion. External space - additional all weather surface may be required for additional accommodation .

1st Choice in spatial analysis exercise. Sufficiency of space -Existing external areas are large enough for 0.5 FE expansion without impacting on Childrens centre. Delivery options - Modular, traditional (standalone or extension) options are possible though extension most effective. Accommodation needed - Approx. 200sqm additional accommodation (mainly teaching) needed. External space - expansion would have minimal impact

Sufficiency of space - t space for 1FE expansion without using other non-school buildings on site. Parking capacity good. Delivery options - Modular, traditional (standalone or extension) options are possible. Accommodation needed - 648sqm teaching space needed but communal facilities thought to be adequate for expansion. Has external annex available but may be needed for children's services. External space - no impact - more than space for expansion.

Sufficiency of space - Enough for 0.5FE but building configuration and design makes it difficult to expand efficiently. Parking is limited and has reduced due to kitchen extension. Delivery options - traditional build extension possible. Expansion would impact on hard play area, the replacement of which would be difficult due to the playing fields being at higher elevation. Accommodation needed - Additional 364sqm teaching space needed. External space - site is already deficient in external play.

Sufficiency of space - Sufficient space for 1FE expansion. Parking OK. Minimal new build required - Delivery options - Modular, traditional (standalone or extension) options are possible. Accommodation needs - 128 sqm of teaching reqd. External space - areas exceed BB103 requirement for 3FE school.

Highways assessment - 1 - general comments	Any expansion can result in an increase in traffic and ultimately all schemes will be subject to the planning process. The sites selected for detailed feasibility will require traffic surveys and new school travel plans producing. So subject to this caveat the site specific features are recorded below.							
Highways Assessment - 2 - site specific comments	Concerns about impact of additional traffic on Silverdale road but local view is that additional children will be within walking distance. Will need surveys and robust school travel plan to support planning application.	Potential for any increased traffic to be spread across several entrances. Also possibility of new pedestrian access route.	School located on cul de sac but in the view of highways consultants there would be little interference between school and non-school traffic and that highways officers would be unlikely to object. However, school are of opposite view.		Pedestrian access is good and local roads are quiet. Single access point via cul-de-sac. Key will be amount of additional traffic.	Potential for additional traffic to be spread over wide area and possible additional access has been identified. Some concerns over Bulmershe Leisure Centre being used as school drop off.	Hurricane Way is already congested and also suffers from 'inconsiderate parking at school start and finish times'.	Addington Gardens access is busy but a second pedestrian access is underused. No options for additional access points.

Planning	See also 'Highways Assessment 1' above.	See also 'Highways Assessment 1' above. Use of existing buildings will minimise impact. New accommodation will be inside existing building lines	See also 'Highways Assessment 1' above.	See also 'Highways Assessment 1' above. New accommodation likely to be inside existing building lines	See also 'Highways Assessment 1' above. Close to Bulmershe Leisure centre	See also 'Highways Assessment 1' above. Extension could be close to neighbouring houses.	See also 'Highways Assessment 1' above.
Building Condition	Awaiting conditions surveys but no major issues with electrical and mechanical infrastructure	Awaiting conditions surveys but no major issues with electrical and mechanical infrastructure	Awaiting conditions surveys but no major issues with electrical and mechanical infrastructure. School are concerned about electrical system.	Awaiting conditions surveys but no major issues with electrical and mechanical infrastructure	Awaiting conditions surveys but no major issues with electrical and mechanical infrastructure	Awaiting conditions surveys but no major issues with electrical and mechanical infrastructure	Awaiting conditions surveys but no major issues with electrical and mechanical infrastructure

Estates	No known issues	Former infants building contains CS staff and West Berkshire Adoption Service who could be relocated in time for Sep'16 usage.	Site contains Community Centre (leased to Earley Town Council). Parking shared.	Shares site with, and physically linked to Ambleside CC. Also former school space used by Neighbourhood team.	Separate annex currently occupied by various CS teams, approx. 40 staff. Not frontline. Opportunity to relocate but may be difficult by Sep'16.	Diocese owns land and would need to agree to any changes	No known issues
School Stance	Concerned about the impact on performance and the level of disruption. Want to see a robust delivery plan with suitable mitigation.	Will expand but concerned about the impact on performance and the level of disruption. Want to see a robust delivery plan with suitable mitigation.	Do not want to expand due to concerns about site access, traffic.	Very supportive, want to expand	Very supportive, want to expand	Will expand but concerned about the impact on performance and the level of disruption. Want to see a robust delivery plan with suitable mitigation.	Do not wish to expand due to current performance trajectory

Feasibility of Sep'16 implementation	Two options: (1) use existing space for initial 15 places or (2) 'insert' modular building. To be discussed with school.	Good - if infants block is used - current users can be relocated in time for building to be prepared for Sep'16. No new build, just remodelling/ refurbishment. Planning issues limited to traffic/access	Unlikely if existing modular buildings need to be demolished to make space for new build. Sep' 16 provision would require temporary modular solution which would not be value for money.	Good - Wide range of build options available. And site suitable for phasing of construction. Plus initial 15 places can probably be provided from existing accommodation .	Good - Wide range of build options available. And site suitable for phasing of construction. However, the relocation of the current (40) occupants is not feasible for Sep'16 start.	Poor - Traditional build extension solution so timetable tight. Also site for expansion would mean that all works would have to be completed as single scheme. Sep' 16 provision would require temporary modular solution which would not be value for money.	Good - Wide range of build options available. And site suitable for phasing of construction.
Scale of investment	Low if (1), relatively costly if (2)	Relatively low, refurb only. Capital investment can be phased.	Relatively high - approx. 600sqm at £	Relatively low. Approx. 200 sqm @ £xx. Capital investment can be phased.	Relatively high due to current size i.e. 1FE- approx. 700sqm at £	Relatively high - approx. 400sqm at £	Relatively low. Approx. 150 sqm @ £xx. Capital investment can be phased.