

Report to Cllr N Jupp, Cabinet Member for Learning and Skills

May 2021

Remodelling of Steyning Grammar School- Allocation of Section 106 Funding

Report by Director of Property and Assets and Director of Education and Skills

Electoral division: Bramber Castle

Summary

Steyning Grammar School is a large secondary school and currently operates from three campuses – Rock Road in Storrington and Shooting Fields and Church Street in Steyning.

The Key Stage 3 campus at Church Street is no longer fit for purpose for the numbers of students being educated there; the issues with the campus cannot be rectified easily due to cost and physicality of the site. As such the Steyning Grammar School Foundation has taken the decision to sell the premises and lease a new building, The Towers and therefore the Key Stage 3 students currently accommodated at Church Street will need to be moved to The Towers site in September 2021. The Foundation have secured a lease on The Towers site, which previously accommodated a smaller independent school, now closed. Currently this is configured as a Girls only school and does not have the necessary Sciences, Photography, Technology, Study and Changing facilities that will be required for an increased number and mixed gender of students.

Safeguarding requires improvement at the main entrance to the school at the Shooting Fields site, and the Cushman Inclusion Centre requires modernising and updating to facilitate the extra capacity required and provide two extra learning spaces for children with Special Educational Needs and Disabilities (SEND) and disadvantaged students.

Steyning Grammar School (SGS) converted to an Academy with Bohunt Education Trust (BET) in December 2020. BET have requested Section 106 funds totalling £1.572m to support the capital investment required. This is in addition to £0.4m previously approved in December 2020 for carrying out works to The Towers site.

Recommendation

The Cabinet Member for Learning and Skills is asked to approve that £1.572m of received Section 106 funds be allocated to support Steyning Grammar School's redevelopment as outlined in paragraph 2.1. This in addition to the £0.4m Section 106 funds previously approved under a change request.

Proposal

1 Background and context

- 1.1 Steyning Grammar School currently operates out of three sites – Shooting Field, Church Street and Rock Road. From September 2021, the School will close its Church Street campus and move Key Stage 3 students from Church Street to The Towers which BET have recently leased. To support the move and investment in education infrastructure, BET have requested that received Section 106 funds paid by developers of new housing provision in the area be allocated towards their identified priorities for improvements to the sites at both The Towers and Shooting Field sites.
- 1.2 The S106 funds can only be spent on Steyning Grammar as this is the only Secondary School serving the individual housing developments and the relevant S106 Agreements either refer directly to the monies being spent at Steyning Grammar School or the Secondary School serving the development.
- 1.3 The projects identified are outlined in 2.1 and are to be taken forward on both The Towers and Shooting Fields site. Cost estimates have been provided by the School/BET.
- 1.4 The County Council's S106 Monitoring Team have confirmed that the projects meet the conditions outlined in the relevant S106 Agreements. The funds requested by BET are available, either in County Council or Horsham District Council (HDC) accounts.
- 1.5 In December 2020 £0.4m of received S106 funds was approved by the Director of Property and Assets to support capital works at The Towers site following consideration of a change request to the S106 Education Infrastructure Programme and in accordance with the County Council's internal governance process for capital projects.
- 1.6 In March 2021, a further request for S106 funds was received to support further investment in both the Shooting Field and Towers sites. The bid has been scrutinised and considered through WSCC Governance arrangements.
- 1.7 Steyning Grammar's programme suggests works to The Towers are estimated to be £0.728m and these works are required to be complete for September 2021. This is affordable within the funds in WSCC accounts. The works to the Shooting Fields site are estimated to be £0.844m and these works are to be completed for March 2022. With the funds in WSCC and HDC accounts this is affordable within available S106 funds, noting however, that funds cannot be spent or reimbursed until received in WSCC accounts.

2 Proposal details

- 2.1 The building project at Steyning Grammar School would encompass the following works at the Shooting Fields Campus:
 - Toilets capacity increase
 - Social/Eating Space and Library
 - Build 2 New Classrooms

- Configuration of Science rooms
- Office configuration for Curriculum Support
- Creation of additional car parking area for increased staff numbers
- Cuthman Inclusion Centre upgrade for children with SEND
- Safeguarding Upgrade to Main Entrance

Towers Campus upgrades:

- Male changing rooms (PE & swimming) and upgrade of swimming pool plant health and safety (inc. disability access)
- Improve & Widen Road Safety Access to Premises and build staff car parking
- Data cabling
- CCTV and data points
- Phone system
- Classroom, medical room and office configuration
- Two IT classrooms conversion
- Disabled access and reconfiguration of reception area
- Signage and pedestrian/cycle safe access from 'New Road, Upper Beeding'

2.2 All necessary procurement will be undertaken by BET.

2.3 BET have appointed a Consultant Team to manage and oversee the works.

2.4 The programme is that the works at The Towers site must be completed for September 2021 to accommodate the Key Stage 2 students. Works at the Shooting Fields site are anticipated to be complete by the end of March 2022.

2.5 The design and tendering exercise will be managed by BET/Steyping Grammar School.

2.6 As the contracting party, BET would be liable for quality monitoring, defects and Health & Safety liability issues.

2.7 The additional accommodation will be utilised by the School to support an increase in pupil numbers and restructuring of the school estate.

3 Other options considered (and reasons for not proposing)

3.1 The following options have been considered:

Do nothing	School budgets cannot fund the works and the S106 monitoring team have confirmed received S106 funds can be used for this purpose. Steyping Grammar cannot relocate KS3 pupils to The Towers.
WSCC retain S106 funds for use at Steyping Grammar at a later date	Steyping Grammar School is now part of the Bohunt Education Trust and as such is outside of Local Authority control. The school is already above the recommended maximum size of Secondary School outlined in the

	School Effectiveness Strategy and therefore it is considered highly unlikely that an expansion of Steyning Grammar School would be approved during the period the S106 funds are available (10 years)
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4 Consultation, engagement and advice

- 4.1 The Education Capital Programme Board, Assets Hub and Capital and Assets Board (the Council’s internal governance process for capital projects) has considered and supports the proposal and comments from the Board have been incorporated into the final proposal and recommendations. No material changes have been made to the proposal or the recommendations since consideration by the Board.
- 4.2 Some aspects of the proposal will be subject to planning permission. Securing planning permission is the responsibility of Steyning Grammar School/BET.

5 Finance

- 5.1 Estimates have been provided by the School/Academy Trust who confirm any overspend would be met by the Trust. In addition, any unspent funds against the scope agreed would be returned to the S106 budget for future project allocation. BET will pay and reclaim the VAT, so monies are understood to be net of VAT.
- 5.2 BET is contributing the project management costs, professional fees and contingency funding estimated in the region of £250,000.
- 5.3 The £1.572m being requested will be funded from the unallocated S106 funds currently in WSCC and Horsham District Council Accounts. This has been checked and verified on SAP. Funds can only be spent on the Secondary School serving the locality benefitting from the S106 and the only Secondary School serving the locality is Steyning Grammar School. The proposed projects have been verified by the S106 Monitoring Team as meeting the requirements of the individual S106 Agreements.
- 5.4 There is provision in the capital programme to progress this project. The table below shows the additional draw down into the main Capital Programme required is £1.572m to implement the proposal at Steyning Grammar School. This is in addition to the £0.4m previously approved giving a total budget for this project of £1.972m.

	S106 already approved	Amounted required to complete	Total project costs
20/21	0.4		0.4
21/22		1.572	1.572
Total	0.4	1.572	1.972

- 5.5 The table below shows so the amount of s106 available for Education projects and the amount being requested. The amount available after approval of this decision is £44.020m. This takes into account all recent approvals the existing liability in the Approved section of the Capital Programme and amounts used in 20/21 financing Capital expenditure.

Section 106 available for Education £m

SAP April 1 st 2021 adjusted for amounts recently approved	45.592
Requested in this CMDR	-1.572
Balance remaining for Education	44.020

6 Risk implications and mitigations

Risk	Impact	Mitigating Action
Planning permission not secured	Unable to undertake some of the works which require planning permission	BET will be applying for planning permission from HDC for the works which require permission. Pre-application consultation has been undertaken to minimise risk
Project costs exceed funds available	Full scope may not be delivered	BET have confirmed they will meet any overspend and/or will value engineer the works. Any contingency will be met by BET.
Funds may be required for Basic Need in the future	Project could not be funded from S106 unless other funds are received. Could increase call on Basic Need budget	Pupil projections have been reviewed and expansion of Steyning Grammar School is not anticipated. The school is already the largest secondary school in West Sussex and exceeds the recommended size outlined in the County Council's School Effectiveness Strategy. Steyning Grammar School could only be expanded with the consent of the Academy Trust.

7 Policy alignment and compliance

- 7.1 This proposal aligns with the County Council's Reset Plan, helping people and communities to fulfil their potential and keeping people safe from vulnerable situations.

7.2 Legal Implications

- 7.2.1 The only building leased from WSCC is the Sports Hall at the Shooting Field site and this aspect of the work will be subject to consent from WSCC. BET have confirmed that all works will be procured in accordance with necessary processes for the Academy Sector.

- 7.2.2 BET have appointed an experienced project manager to support the project with the cost of this met by BET.

7.2.3 BET have confirmed that consent is in place for the non-WSCC leased buildings and estate.

7.3 Equality Duty and Human Rights Assessment

Section 149 of the Equality Act 2010 requires that public bodies, in exercising their functions, have due regard to the need to (1) eliminate discrimination, harassment, victimisation and other unlawful conduct under the Act, (2) advance equality of opportunity and (3) foster good relations between persons who share a protected characteristic and persons who do not share it. This proposal will ensure suitable school places for those with protected characteristics and will improve physical access to sites.

7.4 Climate Change

The project will be taken forward by the Academy Trust. All works will need to comply with relevant Building Bulletins and Building Regulations but specific carbon zero initiatives have not been included.

7.5 Crime and Disorder – None

7.6 Public Health – None

7.7 Social Value - Not application for this specific proposal.

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Background papers

None