

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

**December 2021**

**Slinfold CE Primary School - Funding for Replacement of Modular Teaching Accommodation**

**Report by Mr A Edwards, Director of Property and Assets and Mr P Wagstaff, Director of Education and Skills**

**Electoral division: Broadbridge**

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**Summary**

The County Council has a statutory duty to provide sufficient school places for all children who need a place.

Slinfold Primary School, close to Horsham, is a 140 place Primary School incorporating 5 classrooms and a pre-school on site. Two of the five classrooms are in 30 year old modular classrooms which have significant suitability and condition issues due to the age of the buildings. These modular classrooms provide capacity for 60 pupils and projections indicate that there is continuing need for these places in future years to ensure continued capacity at the school for children of primary age in the village and the wider locality.

Approval is required for the allocation of funding from the Capital Programme to replace the two modular classrooms at Slinfold CE Primary School which are nearing the end of their life, with the new accommodation expected to be available from Autumn 2022. In addition the budget will fund all associated fees, ICT and furniture and equipment.

**Recommendations**

The Cabinet Member for Learning and Skills is asked to approve:

1. The allocation of £1.158m to fund the replacement accommodation and associated external works as set out in paragraph 2.1 to enable the ongoing retention of 60 places at Slinfold CE Primary School;
  2. The authorisation to commence a procurement process for a construction contractor to deliver the scheme;
  3. The submission of a planning application for full planning permission and statutory consents if required; and
  4. That subject to receipt of planning permission and statutory consents, the delegation of the authority to enter into a construction contract with the successful provider to the Director of Property and Assets.
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## **Proposal**

### **1 Background and context**

- 1.1 The County Council has a statutory duty to provide sufficient primary and secondary school places for all children who need a place.
- 1.2 Slinfold Primary School is a 140 place Primary School incorporating 5 classrooms and a pre-school on site. 2 of the 5 classrooms are in 30 year old modular classrooms which have significant suitability and condition issues due to the age of the buildings.
- 1.3 These modular classrooms provide capacity for 60 pupils and projections indicate that there is continuing need for this accommodation to meet future demand for pupil places for children of primary age in the village and within the wider locality.
- 1.4 In November 2020 the Cabinet Member for Education and Skills approved the budget required to develop the design for the capital works required for the replacement of two modular classrooms at Slinfold CE Primary School which are nearing the end of their life ([decision ES10\(20/21\)](#) refers) Following this the County Council's Multi-Disciplinary Consultant, Faithful+Gould Ltd. (MDC) were appointed to undertake the full design in accordance with the Royal Institute of British Architects recommended process stages 2-7.

### **2 Proposal details**

- 2.1 The building project at Slinfold CE Primary School would enable the continuation of 60 pupil places through the replacement of the poor quality modular classrooms which are nearing the end of their life with two new classrooms built as an extension to the existing building. In addition to two new classrooms, the extension will also comprise a group room, circulation space, toilet provision and associated external works.
- 2.2 It is proposed that a procurement exercise is launched to appoint a contractor to undertake the construction activities for the extension through a public framework in accordance with the Council's Standing Orders on Procurement and Contracts and Public Contract Regulations 2015.
- 2.3 As part of this decision the Cabinet Member is asked to approve delegation of authority to award the contract to the Director of Property and Assets; the process to award will be subject to an officer key decision.
- 2.4 The MDC have been appointed to provide design services; contract administration; health and safety advice and services in relation to ICT and furniture and equipment for the full delivery of the project.
- 2.5 The current programme for delivery of the additional accommodation indicates this will be available for Autumn 2022 with works commencing on site in Summer 2022.
- 2.6 The design and tendering exercise will be managed by the MDC and the County Council's Procurement Category Lead for Place.

2.7 The additional accommodation will be utilised by the School to ensure ongoing provision of sufficient pupil places within the locality and the County Council will put in place mechanisms to monitor that the project is achieving the required benefits.

### **3 Other options considered (and reasons for not proposing)**

3.1 There is an option to do nothing but the existing modular classrooms have inherent condition and suitability issues and are in need of replacement.

### **4 Consultation, engagement and advice**

4.1 The 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 The Headteacher, Governors and Church of England Diocese have been fully involved in the design and support the proposals and they will continue to be involved as the design work continues at the School.

4.3 The details of the proposal have been shared with the local Member representing the Broadbridge Division.

4.4 The proposal will be subject to planning permission and pre-application advice has been sought from the relevant Planning Authority.

4.5 The Commercial Panel, part of the County Council's internal governance process for assessing procurement proposals, has been consulted on this proposal.

### **5 Finance**

5.1 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 £1.158m to finalise the design work and implement the proposal at Slinfold CE Primary School.

5.2 There is currently £63.444m Section 106 Balance available for Education projects. This reduces after taking into account all S106 funding that is committed but not yet applied / spent in the Capital programme. The remaining unallocated S106 funds after the allocation for project implementation for Slinfold is £52.397m when looking at amounts received in WSCC accounts.

	<b>£m</b>
<b>Balance at November 2021</b>	<b>63.444</b>
Committed Capital Programme not yet applied (Tanbridge House School and Forest School All Weather Pitches and all committed but not yet applied S106 amounts)	-9.889

Slinfold modular replacement	-1.158
<b>Balance remaining if approved</b>	<b>52.397</b>

- 5.3 The £1.158m being requested will be funded from Section 106 contributions received for the locality.
- 5.4 The total gross cost of the project including previously approved design fees of £0.098m; inflation; uplift to meet the requirements of the carbon strategy and contingencies to reflect current market conditions is £1.256m. The gross cost per place is £20,933 for the 60 places retained which is in line with benchmarks. A 10% Client Contingency; 10% construction risk contingency; design development risk of 2.5% and inflation to 2022 has been included in the total budget requested.
- 5.5 With the design fees of £0.098m previously approved, the capital budget requirement to complete the project is therefore £1.158m funded from received S106 contributions. The table below shows the projected profile of the gross project costs.

<b>Capital Programme allocation</b>	<b>2021/22 £m</b>	<b>2022/23 £m</b>	<b>Total £m</b>
Slinfold CE Primary School Modular Replacement Project Allocation	0.5	0.658	1.158

## 6 Risk implications and mitigations

<b>Risk</b>	<b>Mitigating Action</b>
Insufficient allowance in capital programme to award the contract tender to the contractor.	This report is seeking funds estimated as being required at this stage. There are some issues in the construction industry relating to inflation of materials. Contingencies have been included within the budget sought.
Contractor's ability to deliver this project on time and to budget.	The County Council's Capital Delivery Team and MDC Project Manager will work closely with the contractor and school to drive forward a programme to enable delivery for Autumn 2022 occupation. The existing classrooms will not be removed from site until the new classrooms are complete.
Planning permission is refused	Pre-planning consultation has been undertaken with Planners and statutory consultees to minimise the risk of issues arising.

## 7 Policy alignment and compliance

- 7.1 [Our Council Plan](#) sets out the corporate priorities and includes a commitment to help people and communities to fulfil their potential. This proposal will provide

appropriate accommodation and equipment to meet the ongoing need for placed in Slinfold and the wider locality.

## 7.2 Legal Implications

The County Council's MDC has been appointed to undertake the design work required and this work is ongoing. The MDC was competitively procured from the Crown Commercial Framework reference RM3741. The instruction of the MDC to provide technical consultancy advice for the design at of replacement modular accommodation at Slinfold is compliant with public contract regulations PCR 2015 and the Council's Standing Orders.

The resulting construction contract will be procured via a Public Framework in accordance with the Council's Standing Orders on Procurement and Contracts and PCR 2015 as applicable and Legal Services will be instructed in the usual manner.

## 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 of primary age requiring a school place and will be fully accessible to those with protected characteristics.

## 7.4 Climate Change

The County Council's Design Guides have been adhered to in relation to the design of the remodelled accommodation. The Design Guides have recently been updated to ensure school building designs are in line with the County Council's [Climate Change Strategy](#).

## 7.5 Crime and Disorder - None

## 7.6 Public Health – None

## 7.7 Social Value - Not applicable for this specific proposal.

Andrew Edwards  
**Director of Property and Assets**

Paul Wagstaff  
**Director of Education and Skills**

**Contact Officer:** Leigh Hunnikin, Education Capital Programme  
Manager, 0330 2223051

## **Background papers**

None