

Report to: Andrew Edward, Assistant Director (Property and Assets)

September 2024

Allocation of S106 Funding to create temporary provision at The Burgess Hill Academy to host Bedelands Academy

Report by: Mandy Saunders, Team Manager Capital Projects

Electoral division: Hassocks and Burgess Hill South

Summary

A new secondary school is being built in Burgess Hill, Bedelands Academy, on a site secured as part of the Northern arc development.

The timeline for delivery of the school has been delayed, with completion expected by September 2027. Therefore options have been explored to ensure the provision of sufficient secondary school places for September 2026 to cater for the growing demand within the Mid Sussex area. It is proposed that a temporary Bedelands Secondary School should be provided to accommodate pupils from September 2026 for one year until the new school is ready for occupation.

The Burgess Hill Academy, who are Governed by the same Academy Trust as the new Bedelands Academy, University of Brighton Academies Trust (UBAT), offered to host the temporary school on their Burgess Hill Academy site. An initial feasibility study has been undertaken to assess what works will be required to deliver the temporary school. Approval is now sought to allocate the required funding, from received S106 funds, to enable this project to progress. The budget sought will provide for the full project costs inclusive of design; construction works; ICT and Furniture, Fittings and Equipment.

Recommendation

The Assistant Director (Property and Assets) is asked to approve the allocation of £960,000, from received S106 funds, to enable the delivery of a temporary Bedelands Academy to provide 120 pupil places, to be sited at The Burgess Hill Academy as set out in paragraph 2.1 of the report and to procure the delivery of the works in so far as required.

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 A new secondary school is being built in Burgess Hill, Bedelands Academy, as part of the Northern Arc development. Due to the delay in delivery of this new school, and to cater for the growing number of secondary pupils in the Burgess Hill area, including those from the Northern Arc development, there is a need to provide 120 secondary pupil places for September 2026.
- 1.3 Options were explored to deliver these places, including the creation of bulge classes at other secondary schools in the Mid-Sussex area, as set out in more detail in section 3. However, it was considered that a temporary school would be the preferred option as it would enable all pupils to be accommodated in one location and reduce costs as projects would have been spread across many sites.
- 1.4 University of Brighton Academies Trust (UBAT), offered to host the temporary school on The Burgess Hill Academy site for one year. The pupils would then transfer to the newly built Bedelands Academy School in September 2027, when able to accept pupils.
- 1.5 A feasibility study was undertaken by AtkinsRéalis, the County Council's multi-disciplinary consultants (MDC) to identify the works required to accommodate a temporary school of 120 pupils for September 2026.
- 1.6 The Academy Trust have been fully consulted and requested that the Bedelands Academy temporary school pupils have their own identity and allocated space provided through the remodelling of the 'T' block facility (a separate wing of buildings) on The Burgess Hill Academy site.
- 1.7 Three options were provided by AtkinsRéalis. After discussion with The Burgess Hill Academy, the Academy Trust and colleagues from the County Council's Education and Skills service, Option 2, which has a separate entrance and all classrooms clustered together, was recommended as the preferred option (further detail set out in paragraph 3.2).

2 Proposal details

- 2.1 Delivery of the temporary school will involve remodelling existing buildings and classrooms to ensure suitable facilities for accommodating 120 pupils, providing temporary toilet facilities and dedicated staff areas.
- 2.2 The temporary school will provide the following benefits:-
 - A separate entrance for Bedelands Academy students, visitors and staff.
 - Dedicated reception space and staff areas for Bedelands Academy.
 - Dedicated and separate Bedelands Academy teaching spaces which are all grouped together on the south side of the T block.
 - More opportunities to bring distinctiveness for Bedelands Academy students.
 - Redecoration of the main corridors to create a fresh and inviting atmosphere for students and staff.

- Development of new signage and branding to establish a legacy for the school post-transition to the new secondary school.
 - Redecoration of the T Block circulation area.
 - Provision of toilets near the building (T-block) as a temporary solution whilst the temporary school is in situ, for one year only.
- 2.3 It is proposed that the £960,000 of funding required for the project is allocated entirely from received Section 106 funds. The creation of the temporary school meets the requirements related to the use of these S106 monies as they must be spent on education infrastructure at The Burgess Hill Academy.
- 2.4 The County Council's Delivery Partner, AtkinsRéalis, will be appointed to provide all professional services and managed by a designated project manager from the Capital Delivery Team.
- 2.5 A procurement exercise will be undertaken to appoint a contractor to deliver the temporary school. The procurement strategy will determine the most advantageous route to market and be approved through Procurement Board (internal governance) in accordance with the Council's Standing Orders on Procurement and Contracts and Public Contract Regulations 2015 (PCR 2015).
- 2.6 Once the procurement exercise is complete the proposal to award the tender to the successful contractor will be subject of a further key decision process.
- 2.7 The current programme for delivery of the temporary school indicates a target delivery date of August 2026. The programme is subject to review.

3 Other options considered (and reasons for not proposing)

- 3.1 The creation of bulge classes at other schools to take additional pupils was considered but it was felt that this would be more costly as the projects would need to be delivered across many school sites. In addition, the places are predominantly required in the Burgess Hill area and therefore provision at The Burgess Hill Academy as a temporary option will reduce any transport costs. This would also enable the new Bedelands School to establish itself in advance of transferring to the new site.
- 3.2 Three options for delivery of the temporary school at The Burgess Hill Academy were considered but the preferred option (option 2) ensures that all Bedelands pupils retained their own identity by all classrooms being clustered and having their own separate entrance. The other two options had separated classes and were more integrated within The Burgess Hill Academy rather than enabling Bedelands School to be established as a stand alone section of the site.
- 3.3 Do nothing - if the temporary school did not proceed, alternative school places would have to be sourced for children without a local school place in September 2026. This may result in transporting children outside of local area or additional costs by requesting bulge classes at other schools.

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 Burgess Hill Academy and the Academy Trust were fully consulted throughout this process and included within the design option selection.
- 4.3 The Cabinet Member for Children and Young People, Learning and Skills has been consulted on the proposal and associated allocation of S106 funds for this project and is content for it to proceed.
- 4.4 Statutory consents for any planning permission required or building regulation approval will be sought.

5 Finance

- 5.1 The total budget required is £0.960m, this is estimated to be split £0.275m Capital & £0.685m Revenue although the split may change. This will be funded from Section 106 funding that has been received and is available.

	Current Year 2024/25 £m	Year 2 2025/26 £m	Year 3 2026/27 £m	Year 4 2027/28 £m
Revenue budget	0.685			
Capital budget	0.275			
Funded by S106	0.960			

- 5.2 This proposal will ensure that the County Council is meeting its statutory duty to place children in a school place. These temporary places will reduce pressure on other local schools and prevent the need for them to accommodate additional children over their published admission number. If they cannot be accommodated within locality then the children will have to be offered school places outside of locality which will incur transport costs.

6 Risk implications and mitigations

Risk	Mitigating Action (in place or planned)
Bedelands Academy not being ready in time to accommodate pupils from September 2027	Careful monitoring of main programme build. If the new school will not be available to accommodate for September 2027, discussions will need to take place regarding reducing pupil admission numbers or alternatively provision of additional temporary accommodation to cater for the pupils for a further year.

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 temporary accommodation for 120 pupils until the newly built Bedelands Academy is able to accommodate them.

7.2 Legal implications

The County Council's delivery partner, AtkinsRéalis, will be appointed to undertake all work and procurement of professional services.

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 secondary age requiring a school place locally and will be fully accessible to those with protected characteristics.

7.4 Protecting the environment

The proposals will be delivered in line with the Statutory Regulations and the remodelling is 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

There is a significant social value in enabling children to have access to school provision within their local community, with all the benefits of being closer to family and community and having more sustainable travel options.

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Background papers - None