

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 12 March 2012

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PORTFOLIO: Education & Children – Cllr Pantelic
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PART I

PROPOSAL FOR HAYMILL SITE INCLUDING HAYBROOK COLLEGE

1 Purpose of Report

1.1 To agree the future of the Haymill site, including a proposal for the expansion and partial re-provision of Haybrook College.

2 Recommendation

2.1 The Cabinet is requested to:

- a) Agree that Haybrook College be provided with new modular / permanent accommodation on the northern half of the Haymill site to replace accommodation currently used within the Haymill building and Springboard annex, but with some expanded provision to meet predicted demand for the next three years;
- b) Agree the redundant Springboard and Haymill buildings be demolished at the earliest possible opportunity;
- c) Following tender of the agreed works and demolition packages, to authorise the Interim Assistant Director Environment & Regeneration to agree the overall project budget in consultation with the Director of Regeneration & Resources, Director of Education and Children's Services, the Commissioners for Neighbourhoods & Renewal and Education & Children.

3 Community Strategy Priorities

- **A Place to Live, Work and Play**
- **Celebrating Diversity, Enabling Inclusion**
- **Prosperity for All**

3.1 Haybrook College will be provided with new purpose built accommodation and at the same time expanded on the Haymill site to meet the future demand for places to ensure every Slough pupil requiring a place is offered one. As the population expands so will the number requiring this specialist provision.

4 Other Implications

(a) Financial

4.1 Both the Haymill building and Springboard Annex are buildings at the end of their useful life and in need of either major investment or replacement. At the same time Haybrook College is at full capacity in both the special school (Millside) and Pupil Referral Unit (PRU), and needs to expand to meet rising demand. Haybrook College's occupancy of the Haymill building necessitates that any proposals considering the long term future of the Haymill site also considers the long term building needs for Haybrook College.

Site details

4.2 The total Haymill site is 2.55 Ha (6.3 Ac). Approximately 51% of the site will be occupied by the School under the proposed arrangements.

Pupil costs

4.3 Haybrook College is now at full capacity. Statemented pupils that are unable to obtain a place at the school are placed out of borough. This has resulted in an increase of 2 additional pupils placed out of borough in 2011-12 for the full duration of their secondary education. The table below compares the costs of a statemented pupil attending a Slough school and an out-of-borough facility including the additional transport costs. Any additional transport costs would create a pressure for Children's Services. The full cost of any placements would be funded from the Dedicated Schools Grant (DSG); the affect of out-Borough placements is to reduce the level of funding available for delegation to Slough schools.

	Funded by DSG	Funded directly by LA
	Placement cost per annum	Average transport cost per annum
Out-of-Borough placement	£60-£100K	£12K
Placement in a Slough school	£32K	£4K

4.4 The costed options for the Haymill site are outlined in section 5 below.

(b) Risk Management

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
<i>From section 2 above</i>	<i>Risk – Demand for BESD SEN places and PRU places increases in line with population Risk – Shortage of PRU places leads to higher levels of statementing as parents seek to secure school places</i>	<i>Increase capacity for Haybrook College to align with projected demand Expand PRU provision</i>

(c) Human Rights Act and Other Legal Implications

Local authorities have a statutory duty to make arrangements for the provision of suitable education at school (including pupil referral units), or otherwise than at school, for children of compulsory school age who, by reason of illness, exclusion from school or otherwise, will not receive a suitable education without those arrangements. Suitable education is defined as efficient education suitable to the age, ability, aptitude and to any special educational needs.

(d) Equalities Impact Assessment

To be prepared once proposals confirmed. Consideration should be given to S149 of the Equalities Act 2010 which places a general duty on public authorities in exercise of their functions to have regard to the need to promote equality. This includes the need to eliminate discrimination and advance equality of opportunity.

(e) Workforce

None – Haybrook College staff are employed by the LA.

5 Supporting Information

- 5.1 The Cabinet Report dated 11th April 2011 highlighted the poor condition of the Haymill and Springboard buildings and the need to expand provision for Haybrook College. Members requested that further detail on the options for the site were brought before the Cabinet. In preparing options for the future, the Commissioners for Education & Children and Neighbourhoods & Renewal visited the school on site which has resulted in the letter, attached as Appendix B, being sent to the College.
- 5.3 The preferred option to preserve the College on the site would result in the Haymill site being divided into two distinct areas, with a school site created on the northern part and the rest designated as land released for alternative use. Appendix A shows the provisional fence-line with Haybrook College located entirely on the northern side of this line.
- 5.5 In order to provide the accommodation required by Haybrook College the current Millside building will be retained and a large extension added to replace the rooms lost within the Haymill building and the Springboard annex. A new permanent four court sports hall would be re-provided, as well as a new car park and a Multi-Use Games Area.
- 5.6 The approach will provide for existing accommodation plus modest growth for a 3 year period in the first phase with a mind to providing an opportunity for future expansion to complete the project.
- 5.7 Officers are undertaking a strategic review into the level and use of community facilities in the borough. The provisional work has identified some need for continuing community centre provision in Haymill (for example the use of a hall for meetings and group events and outdoor games provision. Such provision could best be delivered through the extended school. The Headteacher and Chair of Governors support opening the facilities for community use.
- 5.8 The table below summarises the current capacity and floor areas for Haybrook College, split into special school and PRU provision. Also shown in the table is the estimated floor areas required if both facilities were to expand.

	CURRENT		AFTER EXPANSION	
	Capacity (FTE)	Internal area (m ²)	Capacity (FTE)	Internal area (m ²)
Haybrook Special School - Millside	42	600	60	850
Haybrook PRU	36	666+328 (sports hall) = 994	50	900+650 (sports hall) = 1,550

5.9 The Millside building that is to be retained is 600m², based on the figures above, the new extension would be approximately 1800m². Where new build accommodation might be expected to cost around £2000m², for this project it is anticipated that a modular construction method would reduce this to around £1500m². Using these figures produces a budget figure of £2.7M. In addition the cost of demolishing the Haymill building would be approximately £0.5M, making the provisional budget cost to be £3.2M.

Project Funding

- 5.10 In addition to providing a solution for the future location of Haybrook College, the preferred option provides an opportunity to expand provision in line with the population growth. The intention is to fund this project from capital grant income confirmed for 2012-13 and provided to Slough specifically for new school places. The analysis below summarises the current capital income for schools held by the Local Authority compared to current commitments. This summary includes all possible capital commitments to the end of 2012-13, but there is a possibility that more primary expansions will be required in that time than previously planned for.
- 5.14 Currently there remains £3.8m not earmarked or allocated to a project. This suggests there is sufficient funding available for the project.

Capital Income

	Current	2011-12	2012-13
Modernisation		£2,223	£1,549
Basic Need		£5,071	£8,909
Basic Need Safety			
Valve Funding		£9,461	
Section 106	£1,000		
Totals	£1,000	£16,755	£10,458

Total capital income **£28,213**

Committed funding (£10,796)

Proposed expansion projects - all sums are provisional

Wexham Secondary Expansion	(£7,000)
Phase 2 projects at Castleview, Montem, Marish, Godolphin Junior, Ryvers and Penn Wood	(£5,100)
2 further primary phase 1 schemes if required	(£1,600)

Unallocated capital **£3,717**

Next Steps

- 5.15 If approved by Cabinet, the Haybrook College building project will procure a specialist to develop the employer's requirements for the expansion project. This stage would include full site surveys and investigations, planning discussions, needs analysis, options appraisal, life time cost analysis and engagement with the school on user needs. The project will then proceed to procurement and delivery.
- 5.16 A clear requirement for specifying the new provision will be to also create dual use potential in order to secure community use of the buildings, especially for meetings and events in the Hall. Community use will be complemented by the new Britwell Community Hub which will be completed in December 2012.

Statutory Process

- 5.17 Changes to special schools are subject to a number of statutory processes which might apply here. If Haybrook College (special school) expands its capacity by 10% or more then a statutory process including publishing notices will be required. All statutory proposals for special schools are required to be assessed against a number of criteria called the SEN Improvement Test.
- 5.18 PRUs are not subject to statutory regulations however there is an expectation that a non-statutory consultation is carried out for any significant changes to existing provision. If the provision were to be relocated this would be considered a significant change. As part of the current proposal we are replacing existing accommodation and expanding the provision on the current site and this would not be considered a significant change.

6 Comments of Other Committees

None

7 Conclusion

- 7.1 This paper makes provision for the future education of excluded pupils and those with special educational needs through the proposed re-provision of new accommodation for Haybrook College.

8 Appendices Attached

'A' Proposed fence line for Haybrook College

'B' Letter to Haybrook College from the Commissioner for Education and Children

9 Background Papers

'1' Cabinet report 11th April 2011