

Report for:
ACTION

Item Number:

Contains Confidential or Exempt Information	NO
Title	Stanhope Primary School Redevelopment
Responsible Officer	Tamara Quinn, Assistant Director, Planning, Resources and Service Development, Ext. 8444, E-mail: TQuinn@ealing.gov.uk
Author	Laurence Field, Ext. 5425, E-mail: fieldl@ealing.gov.uk
Portfolio	Cllr Kamaljit Kaur Nagpal, A Fairer Start
For Consideration By	Cabinet
Date to be Considered	15 June 2022
Implementation Date if Not Called In	28 June 2022
Affected Wards	All
Keywords/Index	Stanhope Primary School; Ealing Education Centre; Redevelopment; Invite and Evaluate Tenders.

Purpose of Report:

The purpose of the report is to update Cabinet on the proposed redevelopment of Stanhope Primary School, funded from multiple funding sources including capital receipt generated by the release of land on the site for residential development. The scheme was approved into the capital programme by Cabinet in February 2019. This report sets out the work undertaken to date to assess the viability, benefits and implications for the project.

The reason behind the proposal for redeveloping the school is that the school requested that the Council look at alternative routes to secure a rebuild of the school following unsuccessful nomination through central Government funded rebuilding programmes. The 100-year old accommodation provides a very poor educational environment, the school roll has fallen, and the site is sufficiently large to enable some residential development if the sprawling single-storey school buildings are redeveloped into a smaller multi-storey footprint. The proposal is to rebuild the school on the site and rationalise the school into a multi-storey building to replace the current single storey school which has a limited remaining lifespan and significant capital condition works requirements.

1. Recommendations

It is recommended that Cabinet:

- 1.1** Notes the update provided in this report relating to the proposed redevelopment of Stanhope Primary School, which was incorporated into the capital programme by Cabinet in January 2019;
- 1.2** Authorises the Assistant Director: Planning, Resources and Service Development to further develop proposals for a rebuild of the school;

- 1.3** Authorises the Assistant Director: Planning, Resources and Service Development to undertake consultation with required stakeholders on the proposals;
- 1.4** a) Agrees, subject to the outcome of public consultation, to an application being submitted for the consent required from the Secretary of State, for the appropriation of land for residential purposes to generate capital funding towards the rebuild of the school;
- b) Notes that further report will be presented to Cabinet following the activities in 1.4 a), for Cabinet to decide whether to proceed with the appropriation of land for residential purposes;
- 1.5** Notes that the site is shared with the Ealing Education Centre (EEC) which provides training and continuing professional development (CPD) for school staff, and that EEC would move to an alternative site, yet to be confirmed;
- 1.6** Authorises the Assistant Director Planning, Resources and Service Development:
- a. to invite and evaluate tenders or run a mini-competition via a framework or dynamic purchasing system for the pre-construction services agreement to develop proposals for redevelopment works at Stanhope Primary School at an estimated value of £0.6m, to be for a period of 12 months, funded from the Stanhope Primary School Rebuild budget in the schools capital programme;
- b. to invite and evaluate tenders or run a mini-competition via a framework or dynamic purchasing system for any enabling and temporary accommodation works required for the redevelopment works at Stanhope Primary School, funded from the Stanhope Primary School Rebuild budget in the schools capital programme;
- c. to submit any planning applications required to progress with the redevelopment of the school.
- 1.7** Delegates to the Assistant Director: Planning, Resources and Service Development to seek all necessary Planning and Statutory Approvals for the schemes described in this report.
- 1.8** Notes that contracts will not be entered into until further approval has been obtained.

2. Reason for Decision and Options Considered

- 2.1** The decisions are required to enable the Council to progress with plans to rebuild Stanhope Primary School.
- 2.2** Under the Council's Constitution, Cabinet approval is required to proceed with schemes over £5m per annum in value, Portfolio Holder approval is required in order to proceed with schemes between £0.500m and £5m per annum, and the schemes up to £0.500m per annum fall within Director delegated powers.

3. Key Implications

- 3.1** Stanhope Primary School is a community primary school, including nursery. It currently serves approximately 350 pupils aged between three and 11. The school

roll was increased from two forms of entry (2FE) to three (3FE) commencing in 2009 to reflect the significant increase in demand for primary school places that followed. The number of pupils on roll rose to 623 in autumn 2013. This has since declined allowing for a reduction in size from three forms of entry (3FE) back to two (2FE). The site is in Council ownership.

- 3.2** The main buildings at Stanhope Primary School (SPS) and Ealing Education Centre (EEC), which share the site, date from around 1920, with the school's administration and kitchen facilities in concrete framed/block clad hipped buildings from around 1940. Considerable planned works have taken place to attend to elements of the buildings such as heating boilers and distribution, water services, windows, and roofing, to keep the buildings operational. The educational environment provided by the accommodation remains, however, very poor.
- 3.3** A bid was put forward to DfE in 2011 for funding to rebuild the school through DfE's Priority School Building Programme (PSBP) but the programme was heavily oversubscribed, and the bid was not successful. A further bid was explored through the subsequent second round of PSBP in 2014 but the buildings did not meet the criteria. The Council has also nominated the school for consideration for a rebuild through the DfE's latest School Rebuilding Programme nomination round. DfE advise that they will announce the schools selected from this round in due course. One Ealing school was rebuilt through the 2011 and 2014 rounds, out of around 10 applications/nominations. In the event the nomination through the DfE's latest School Rebuilding Programme round is successful, the implications and effect on the current proposals will be assessed with DfE, and details included in a later report to Cabinet.
- 3.4** The school approached the Council in 2017 to explore alternative routes to securing a rebuild. With mainstream capital funding limited for projects of this type, a cross subsidy solution, which would unlock value from existing site, could provide a suitable financing solution. A proposal was put together to generate capital receipt from the site to redevelop the buildings. The school is on a large site and in sprawling single-storey buildings. Redevelopment of the school buildings into a much smaller footprint in a new multi-storey building frees up an area of the site to be made available for residential housing development, which in turn generates capital funding towards the rebuild of the school.
- 3.5** Cabinet, in February 2019, approved the inclusion of the scheme in the capital programme for the rebuild of Stanhope Primary School, funded from capital receipt generated through sale of land on the school's site and section 106.
- 3.6** Ealing Education Centre is located at the front of the site and provides training and continuing professional development for Ealing schools' staff. The service moved online during Covid-19 and, following consultation with service users, now provides a mixed 'in-person' and virtual offer. The Mansell Road building is larger than the service now requires and is in similar poor quality accommodation to Stanhope Primary School. Alternative locations within existing education accommodation are being investigated to provide higher quality accommodation in smaller accommodation that reflects the change in service provision, and has lower associated running costs.
- 3.7** In relation to the proposed residential development, the Mayor of London confirmed at the end of August 2021 that the Council and BLRP has been awarded £110m from the GLA's new Affordable Homes Programme 2021-2026, committing the Council to building an additional 1,032 affordable homes by 2026.

The successful bid included an indicative proposal for new homes on part of the Stanhope Primary School site.

3.8 The school site and playing field land is designated as education land and is owned by the Council.

The disposal will require consent under Section 77 of the Schools Standards and Framework Act 1998 and Part 1 of Schedule 1 to the Academies Act 2020. Once the area of land to be disposed of has been defined, a consultation process will be undertaken in accordance with requirements relating to school land transactions. Subject to the outcome of the consultation process, an application must be submitted to the DfE providing details of the proposals for DfE to consider the application, requesting additional information from the Council if required, and the Secretary of State for Education to then issue a decision.

A transfer to BLRP would be required for development (subject to the disposal meeting s123 of the Local Government Act 1972 or s233 of the Town & Country Planning Act 1990 as appropriate). Transfer of the land would take place following receipt of planning permission (anticipated September 2023).

The Stanhope/EEC site is a large site. It is proposed that the area retained by Stanhope Primary School meets DfE Building Bulletin guidance. The school is very supportive of the proposals. The school has undertaken informal consultation with the school community. Formal consultation will be undertaken as required in relation to the disposal application.

3.9 Issues and risks:

- Consultation on proposals to dispose of an area of the site in accordance with the school land transactions guidance
- Early DfE approval for disposal of land designated within the wide definition of 'playing field' to secure funding to enable the redevelopment of the school;
- There is a strong policy presumption against the loss of land from the educational estate, which should always be a last resort. This presumption is particularly strong in the case of playing field land. In the case of Stanhope, a number of alternative routes have been explored to enable the school's desired rebuild but none have been successful. In relation to the loss of playing field, the grassed playing field is proposed to be retained in full. Hard play area designated as playing field is proposed to be maximised by rebuilding the school on a much smaller footprint than the existing single-storey building, which enables a much more efficient use of the site area.
- If DfE accept the school into the new School Rebuilding Programme, the approach to delivery of the project would need to be reviewed and any recommended changes to the approach would be reported to Cabinet for a decision.
- Capital funding from land released for residential development;
- Relocation of EEC which shares the site;
- New school building opening 3-4 years away.

4. Financial

4.1 Approval was given by Cabinet in February 2019 to include the rebuild of Stanhope Primary School in the capital programme.

4.2 The full current funding stream the scheme falls under is summarised in **Table 1** below.

Table 1: Funding stream for Stanhope Primary School Rebuild (Adapted from February 2022 Budget Strategy and MTFs 2021/22 to 2023/24 Cabinet Report Appendix 7 Capital Programme 2020/21 to 2025/26)

The Cabinet report is available on the Council's website at the following address:
<http://ealing.cmis.uk.com/ealing/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/6184/Committee/3/Default.aspx>

Scheme	Funding Source	2021/22 £m	2022/23 £m	Total 2020-23 £m
STANHOPE PRIMARY SCHOOL REBUILD	Capital Receipt	-	17.878*	17.878*
STANHOPE PRIMARY SCHOOL REBUILD	S106	0.078	0.302	0.380
Total		0.078	18.170	18.170

*Note that the indicative capital for Stanhope from disposal of land for residential development is £8.120m

4.3 The Council's Projects Delivery Unit will manage the budget and the overall programme will be carefully monitored. Financial risks will be added to the risk register for the project as detailed in item 8.

5. Legal

5.1 The disposal of school playing field land by a Local Authority needs the consent of the Secretary of State under BOTH section 77 of the School Standards and Framework Act 1998 and Part 1 of Schedule 1 to the Academies Act 2010. The legislation requires the Secretary of State's consent and therefore there should be no disposal of land, commencement of any works, or anticipate any future proceeds until written notification of the Secretary of State's decision has been received.

5.2 Prior to applying for Secretary of State approval the Local Authority has a statutory duty to consult on the proposals. Only following this public consultation can a decision be taken that the land is to be disposed of and Secretary of State approval sought.

5.3 The contracts for the building works described in this report will be let in accordance with the Council's Contract Procedure Rules and the Public Contract Regulations 2015 (as amended) as applicable.

5.4 Section 14 of the Education Act 1996 establishes that the Council holds a statutory duty to ensure that there are sufficient school places in their area, to promote high educational standards, to ensure fair access to educational opportunity and to promote the fulfilment of every child's educational potential. They must also ensure that there are sufficient schools in their area and promote diversity and increase parental choice.

5.5 The Education Act 1996 places a duty on the Secretary of State to prescribe standards for the premises of all maintained schools in England and Wales. Those for England are set out in The School Premises (England) Regulations 2012 (SPRs) supported by non-statutory guidance [Advice on Standards for Schools Premises March 2015](#).

5.6 These Regulations require that maintained schools have suitable facilities for the hygiene, health and welfare of students.

6. Value For Money

Specifications for the PCSA and works will be prepared by the Council's in-house technical team and tenders will be obtained and evaluated in accordance with the Council's Contract Procedure Rules. The specifications will be designed to meet statutory requirements and provide value for money, whilst also taking account of longevity (life cycle), quality, energy saving and maintenance.

During the execution of the project, regular progress review meetings will be held to ensure the project is being executed to approved budgets and timescales.

7. Sustainability Impact Appraisal

The proposals will include an assessment of the impact on sustainability as outlined within the Council's procurement policies.

8. Risk Management

There are established processes for managing Capital projects and risks are identified as part of the project management process. The tendering process will comply with best practice and be fully compliant with the Council's Contract Procedure Rules and the requirements under the Public Contracts Regulations 2015 (as amended) as appropriate. A Risk Register will be prepared for the project and will be updated and managed until completion of the project.

9. Community Safety

None

10. Links to the 3 Priorities for the Borough

The project is linked to 'Fighting inequality - that blights too many lives and disproportionately holds back all too many people from achieving their dreams and aspirations.' priority.

11. Equalities, Human Rights and Community Cohesion

An Equalities Assessment has been carried out for the projects described in this report.

12. Staffing/Workforce and Accommodation implications:

None.

13. Property and Assets

This report deals with schools' property and assets.

14. Any other implications:

None

15. Consultation

Consultation has taken place with the Portfolio Holder. Extensive consultations have been/will be carried out with the relevant schools, partner consultants and contractors on the projects described in this report.

16. Timetable for Implementation

Cabinet Approval in principle	15 th June 2022
Land disposal approval process including consultation and application for Secretary of State for Education consent	Summer/Autumn 2022
Tender invitations and evaluations	Autumn 2022
Award of PCSA	Winter 2022/2023
Conclusion of PCSA and Cabinet decision on award of main works contract	Winter 2023/2024
Completion of School Rebuild	Spring 2025

17. Appendices

Appendix A: EAA

18. Background Information

- DfE Advice on standards for school premises for local authorities, proprietors, school leaders, school staff and governing bodies (March 2015)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/410294/Advice_on_standards_for_school_premises.pdf

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Cllr Kamaljit Kaur Nagpal	Portfolio Holder, A Fairer Start	12/5/22		
Judith Finlay	Executive Director Children, Adults & Public Health	12/5/22		
Tamara Quinn	Assistant Director Planning, Resources and Service Development	12/5/22		
Justin Morley	Head of Legal Services (Litigation)	6/5/22		
Kathleen Ennis	Principal Lawyer (Housing and Social Care)	6/5/22	19/5/22	Throughout
Chuhr Nijjar	Senior Contracts Lawyer	6/5/22	19/5/22	1
Russell Dyer	Assistant Director, Accountancy	6/5/22		
Craig McDowell	Category Lead (People)	6/5/22		
Katherine Ball	Finance Manager – Capital and Projects	6/5/22		
Stephen Bell	Finance Manager – Children and School Services	6/5/22		
Adam Towle	Principal Project Manager Housing Development	12/5/22	13/5/22	1,4
External				
	eg voluntary organisation			

Report History

Decision type:	Urgency item?
Key decision	No
Report no.:	Report author and contact for queries:
	Laurence Field, Programme Manager; Ext. 5425