

Theale Church of England Primary School Proposal for relocation to a new site

A presentation by
West Berkshire Council, Education Service
at a Public Meeting 05th June 2015

1. Chair's introduction

Alok Sharma MP

Member of Parliament for Reading West

The meeting agenda

- | | | |
|----|--------------------------------------|----------------|
| 1. | Chair's introduction | Alok Sharma MP |
| 2. | WBC Head of Education introduction | Ian Pearson |
| 3. | Roles and Responsibilities | Richard Turner |
| 4. | The Business Case | Mark Lewis |
| 5. | Site Option Appraisal | Bill Bagnell |
| 6. | WBC Education Service preferred site | Bill Bagnell |
| 7. | Next steps and key dates | Bill Bagnell |
| 8. | WBC Head of Education close | Ian Pearson |
| 9. | Chair's closing statement | Alok Sharma MP |

2. WBC introduction

Ian Pearson

Head of Education Service, WBC

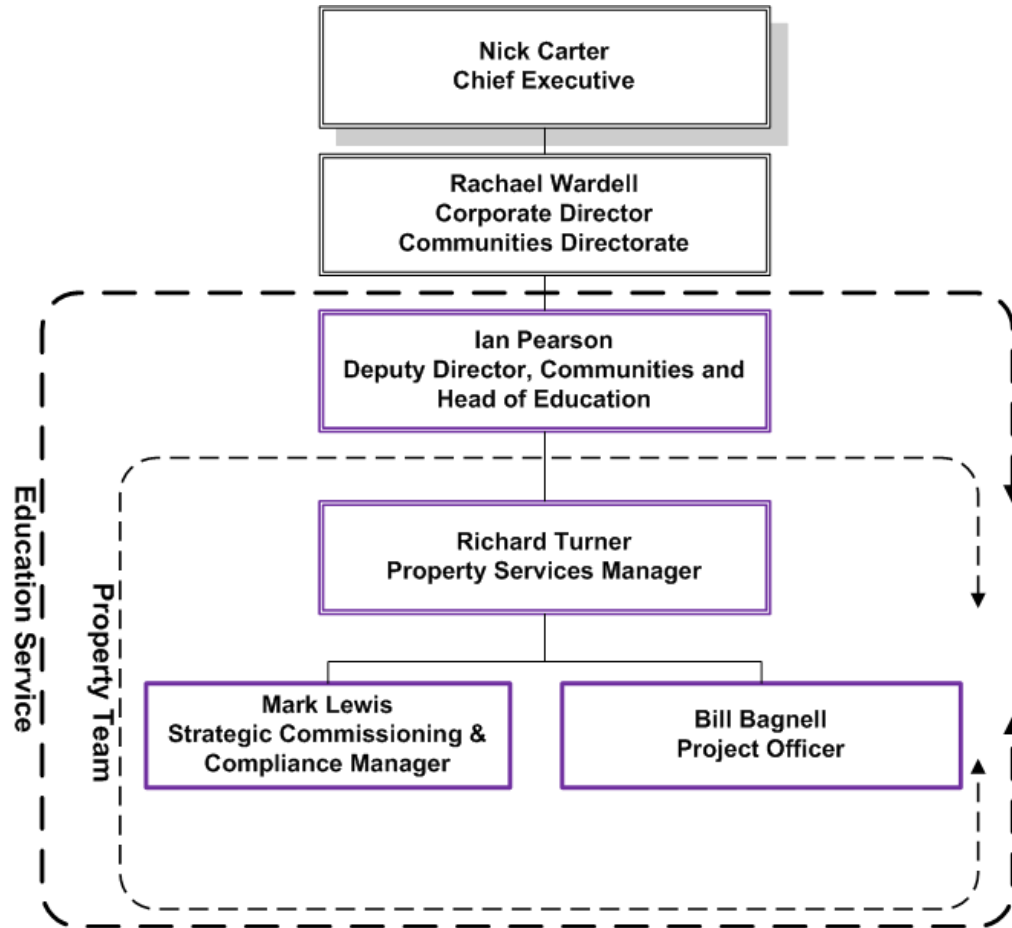
3. Roles and Responsibilities

Richard Turner

Property Services Manager, WBC

- ❑ The Property Services Team within the Education Service.
- ❑ Separate from other services at West Berkshire Council such as Planning, Building Control and Highways.
- ❑ Responsible for establishing the need and requirements for school expansion, bidding and securing funding and the actual delivery of the project.
- ❑ Responsible for the delivery of a five year capital education programme totalling £68m up to 2020 of which the Theale Primary project is £7.46m

3. Roles and Responsibilities



3. Roles and Responsibilities

□ **Mark Lewis**

1. Submission of bids and securing capital funding
2. Management of impact from new housing
3. Development and Financial management of the education capital programme
4. Preparation of Briefs for Capital Projects

□ **Bill Bagnell**

1. Responsible for individual allocated projects from inception to completion including:
 - Land acquisition
 - Appointing and managing all consultants and contractors
 - Progression of the project to the agreed programme
 - Financial management of the individual project
 - Stakeholder engagement and formal reporting

4. The Business Case

Mark Lewis Strategic Commissioning & Compliance Manager

- ❑ Theale Primary School is currently a 1FE (210 places) school also providing:
 - 26 place nursery
 - 12 place Autistic Spectrum Disorder (ASD) unit
 - A Language and Literacy Unit (LAL)
- ❑ Assessment of demographic growth alone shows the need for the school to expand to 1.5FE (315 places) by September 2017.
- ❑ In addition to demographic growth, housing development which either already has permission or is identified for potential future development (subject to the outcome of the Housing Site Allocations Development Plan Document) if developed would require expansion of the school to 2FE (420 places)

5. Site Options – Existing Site (option 3)

Bill Bagnell Project Officer

- ❑ A feasibility study completed in 2014 demonstrated that the current site could only sustain an increase to 1.5FE if:
 - The school continued to share access to the recreation ground.
 - 1000 sq.m. of the recreation ground be transferred to the school from TPC to increase the site size.
 - Permanent use of part of the church grounds for parking.
 - The provision of additional car parking on a separate site.
- ❑ Options to partially or completely rebuild on the existing site are estimated as being between £4.5m and £6.5m compared with the approved budget of £7.46m for a new school on a new site, a significant percentage of the preferred option.
- ❑ Based on an on-site option at £4.5m there would be significant disruption during construction and unresolved safeguarding, condition and suitability issues. The £6.5m on-site solution would address these issues but would require the whole school to be relocated to temporary accommodation off site for the duration of the construction. Neither solution would address the continued requirement to access the recreation ground for sport and both would require the demolition of the 19th century school buildings.

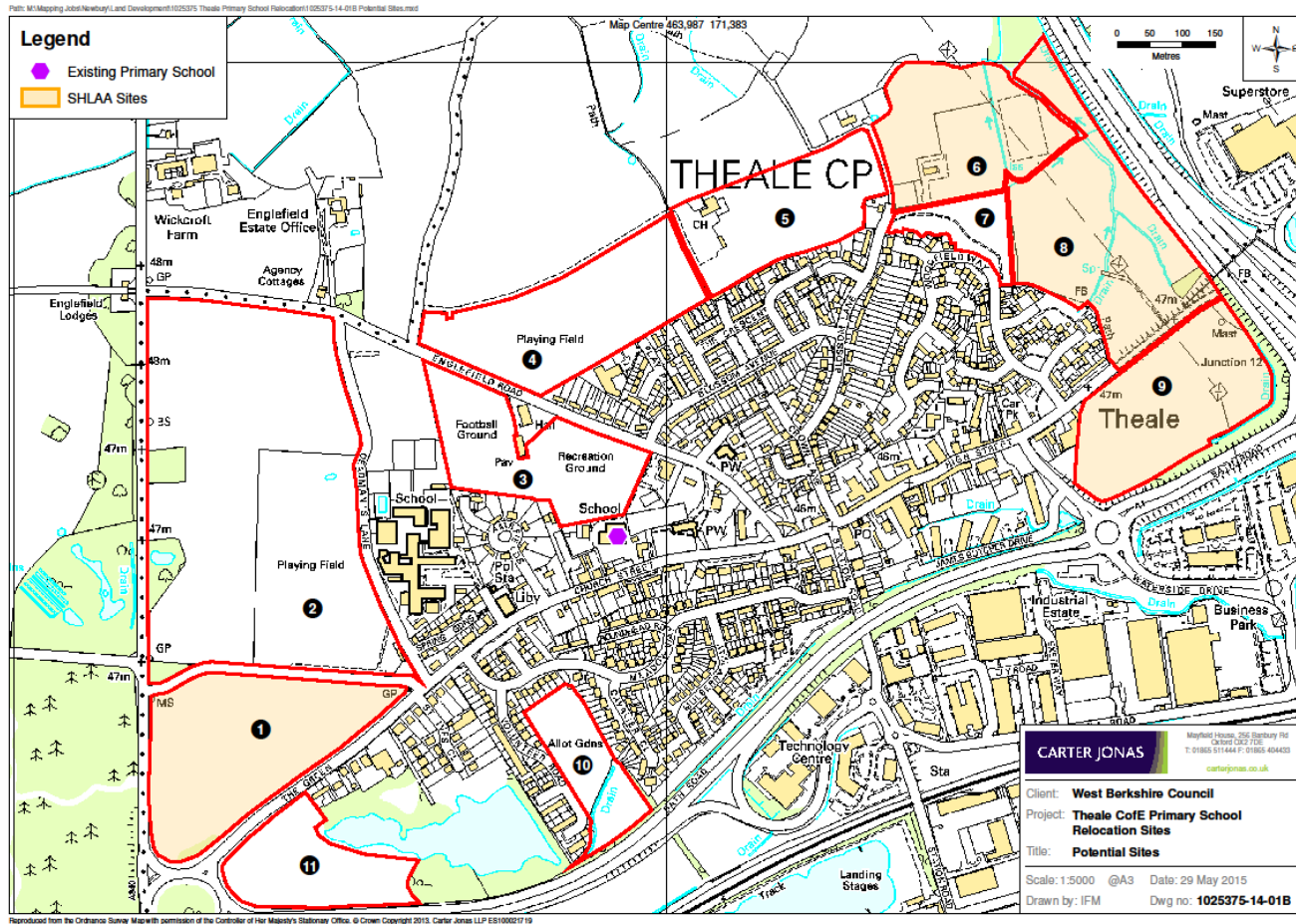
5. Site Options – New sites assessment

- ❑ Following meetings with the school, the Project Board and Theale Parish Council it became clear that a workable solution could be best achieved by the construction of a new school on a new site.
- ❑ Funding has been secured on this basis and approved by West Berkshire Council's Full Council. The approved budget is £7.46m
- ❑ An option appraisal has been conducted on the basis of identified potential sites assessed against key criteria:
 - Cost (land purchase price)
 - Abnormals (other costs - ground conditions, noise, business loss)
 - Situation (access, relationship to village, planning)
- ❑ The options were scored against these criteria. A simplified version of the assessment is shown as follows:

5. Site Options – assessment summary

	COST	ABNORMALS	SITUATION	ORDER
Option 1	R	G	A	10 th
Option 2	G	G	A	<u>3rd</u>
Option 3	R	G	G	4 th
Option 4	G	G	G	<u>1st</u>
Option 5	R	G	G	5 th
Option 6	R	A	A	8 th
Option 7	G	A	A	<u>2nd</u>
Option 8	G	R	A	9 th
Option 9	R	A	A	7 th
Option 10	R	G	G	6 th
Option 11	R	A	A	11 th

5. Site Option Appraisal



6. The preferred site

Bill Bagnell **Project Officer**

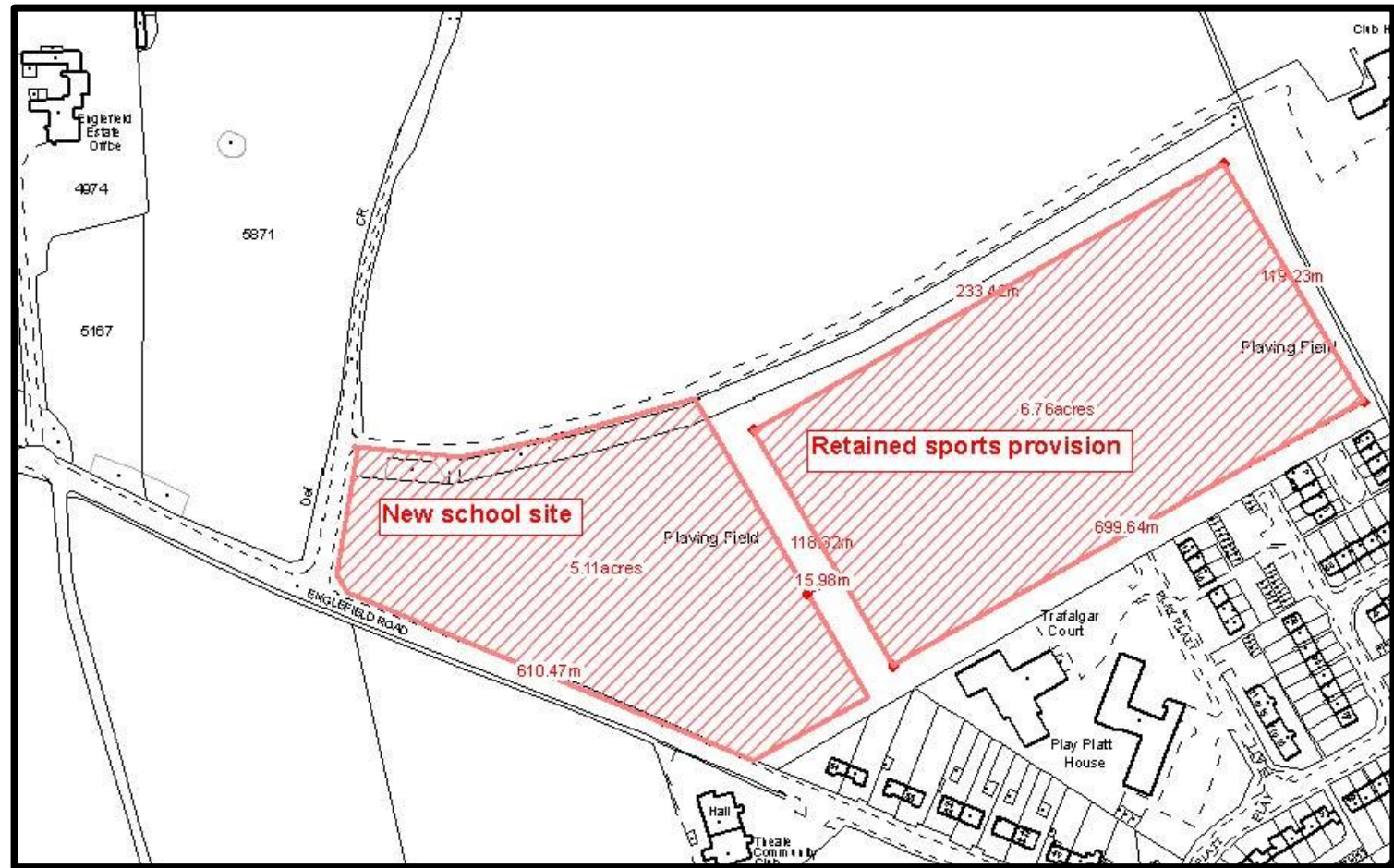
- ❑ WBC proposes to progress with the acquisition and development of design for the school on site option 4.
- ❑ Site 4 as shown on plan totals 13.8 acres of which 5 acres are required for the new school .
- ❑ The freehold of the land is held by the Englefield Estate with a leasehold held by Theale Parish Council.
- ❑ WBC is seeking agreement from TPC to withdraw its leasehold interest in 5 acres of the land to allow WBC to proceed with the land purchase.

6. The preferred site

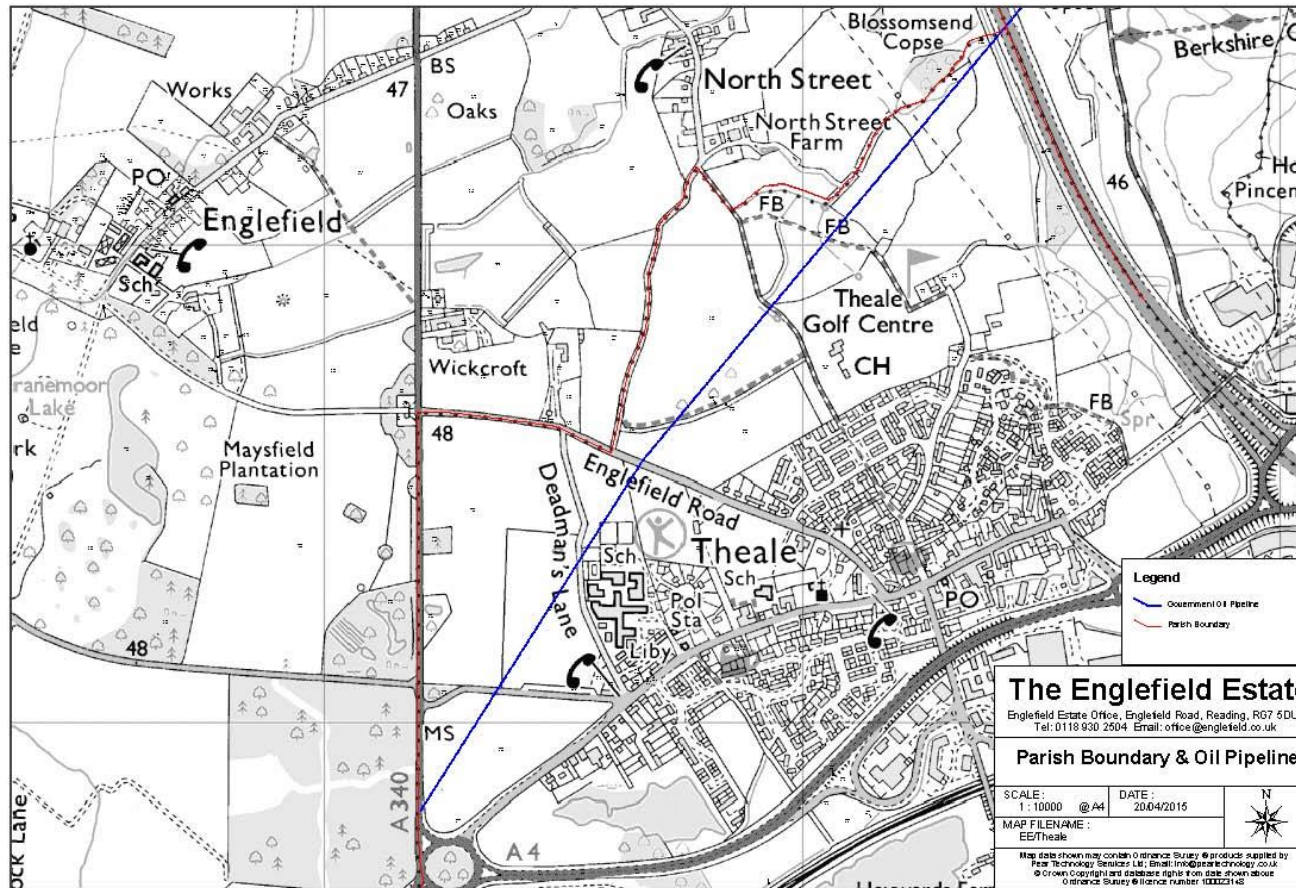
- ❑ At the Theale Parish Council meeting held on 30 March 2015 two key issues were raised:
 1. Site 1 was raised as being viewed by some residents and members of Theale Parish Council as a suitable site for the school.
 2. Concern was raised regarding the safe access, traffic and highways issues with site 4.

- ❑ The following relates to the suitability of both site 1 and 4 including information related to highways and access following receipt of assessment and advice from a highways engineer:

6. The preferred site – Site 4 plan



6. The preferred site – pipe location



6. The preferred site

- ❑ **SITE 4:**
- ❑ Initial land valuations indicate the site to be affordable.
- ❑ The site has minimal abnormalities which reduces cost impact and offers good suitability for development.
- ❑ The site is appropriately located within the village with reasonable connection to open space and the church.
- ❑ Independent Highways assessment shows the site is capable of development for school use with the following mitigation works:
 - New site access towards the southern corner of the site;
 - Extend the 30mph speed limit section of Englefield Road;
 - Extending and widening of footpath;
 - New footway connecting Church Street with Englefield Road;
 - Move gateway feature in line with extended 30mph speed limit section;
 - Retention of pedestrian links from Play Platt and North Walk.

6. The preferred site

❑ **SITE 1:**

- ❑ Initial land valuations indicate the site to be unaffordable.
- ❑ The site has minimal abnormalities which reduces cost impact and offers good suitability for development.
- ❑ The site is located on the edge of the village and thereby appreciably detached from the village.
- ❑ Independent Highways assessment shows the site is capable of development for school use with the following mitigation works:
 - New site access to be built onto The Green;
 - Extend the 30mph speed limit section of The Green closer to A4/A340 junction;
 - Provision of gateway feature at commencement of 30mph zone;
 - New informal crossing point on line of development to footway on northern side;
 - Provide zebra crossing across The Green in the vicinity of the site.

7. Next Steps & Programme

Bill Bagnell Project Officer

Theale Primary needs to be a 1.5FE school, offering up to 315 places from September 2017. To achieve this WBC needs to meet the following key milestone dates:

- | | |
|---|--------------------|
| ❑ Appoint contractor (pre-construction) | June 2015 |
| ❑ Submit planning application | November 2015 |
| ❑ Planning approval | February 2016 |
| ❑ Discharge of Planning Conditions | March / April 2016 |
| ❑ Commence construction | May 2016 |
| ❑ Complete construction | June 2017 |
| ❑ School opens | September 2017 |

It is important, to enable us to achieve the delivery of the replacement school that we establish agreement of the preferred site.

8. WBC Head of Education - close

Ian Pearson

Head of Education Service, WBC

9. Chairs closing statement

Alok Sharma MP

Member of Parliament for Reading West