

## Slough Borough Council

<b>Report To:</b>	<b>Cabinet</b>
<b>Date:</b>	16 June 2025
<b>Subject:</b>	High Needs Capital Programme – Special Schools
<b>Lead Member:</b>	Cllr Puja Bedi – Lead Member for Children & Lifelong Learning
<b>Chief Officer:</b>	Sue Butcher – Executive Director for Children's
<b>Contact Officer:</b>	Neil Hoskinson – Director of Education
<b>Ward(s):</b>	ALL
<b>Key Decision:</b>	YES
<b>Exempt:</b>	NO
<b>Decision Subject To Call In:</b>	YES
<b>Appendices:</b>	Appendix 1 – Our Lady of Peace site plan Appendix 2 – Our Lady of Peace site description and lease line Appendix 3 – High Level Outline Cost Estimate.

### 1. Summary and Recommendations

- 1.1 Following Cabinet approval 3<sup>rd</sup> June 2024 to fund an expansion project at Arbour Vale School that provided extra special school capacity for 2024-25, this report seeks approval to utilise the Our Lady of Peace School site to create new special school capacity for the next 3 years; 2025-26 to 2027-28.
- 1.2 Approval is being sought to enter into a lease from the Northampton Catholic Diocese for part of the current Our Lady of Peace Catholic Primary School site, and then to grant a sub-lease of the site to Arbour Vale School to create a satellite site to increase special school places.
- 1.3 Approval is being sought to fund the consolidation of the infant building within the Our Lady of Peace Catholic Primary School and to fund the adaptation of the junior building for leasing to Arbour Vale School.

### Recommendations:

Cabinet is recommended to:

- a) Agree to enter into a long lease for part of the current Our Lady of Peace Catholic School site (4700m<sup>2</sup>) from the Northampton Catholic Diocese;
- b) Agree to sub-lease the land leased from the Northampton Diocese to Orchard Hill College Academy Trust (OHCAT), the trust for Arbour Vale School, for at least 5 years for a rent to match any paid by Slough Borough Council (SBC) in order to create additional special school capacity;

- c) Agree to invest up to £2.1m of High Needs capital grant income for the purpose of acquiring the land to be leased from the Diocese and to undertake necessary work to permit consolidation and refurbishment of the site to be used by Arbour Vale School;
- d) Delegate authority to the Executive Director for People: Children in consultation with the Executive Director of Corporate Resources the Executive Director for Regeneration, Housing and Environment and the Lead Member for Education and Children's Services, to agree the final terms of the leases and final budget for the project.

**Reason:**

The Local Authority has a duty to ensure every resident pupil including those with SEND are offered a suitable school place to meet their needs. Latest projections submitted to the DfE as part of the School Capacity return 2024 suggest that demand for specialist places for pupils with Education Health and Care Plans (EHCPs) will grow by 54% over the next 5 years.

Where SBC cannot educate pupils in Slough establishments, they will have to be placed in facilities outside the Borough. A small number of pupils will always require very specialist support and may need to be placed out of borough, but it is in the Council's interest to keep this number to a minimum.

The current proposal has come forward due to a unique set of circumstances that have created an opportunity to create additional special school capacity for September 2025 that can also meet need for 2026 and potentially into 2027:

- Our Lady of Peace ("OLOP") Catholic School is in a budget deficit and cannot continue unchanged without increasing its debt. It has therefore already consulted and followed statutory processes by publishing notices to reduce their Published Admission Number to 30 from September 2026.
- OLOP are willing to consolidate onto a part of the site for September 2025.

Using the vacant OLOP building for a new special school, instead of as a satellite of an existing school, would require at least 24 months lead-in due the statutory processes that have to be followed and the approvals that are needed. Working with Arbour Vale School to create an annex on the OLOP site requires approvals that could be agreed within a few months by the Department for Education (DfE); these being, the addition of a second site and expansion by more than 30 pupils.

As an authority with a high percentage of academies, the SBC role is to commission places to meet local needs within the range of providers that are available and willing to increase SEND provision.

SBC is working towards a 5-year delivery programme required to deliver a new special school, in the meantime it will be necessary to expand provision within existing schools to ensure that most, if not all, local pupils with EHCPs will continue to be offered a local school place over the coming years.

These proposals support the Council's duties in relation to school placement sufficiency and will assist the Council to meet its requirements under the Safety Valve Agreement, as well as keeping pupils local, providing the right support, in the right place at the right time.

## **Commissioner Review**

This report is outside the scope for pre-publication commissioner review; please check the [Commissioners' instruction 5 to CLT to sign off papers](#) for further details.

## **2. Report**

### **Introduction**

SBC requires an increase in Special School capacity for 2025-26 and the following years to meet increasing local demand. During 2024 the growth was addressed by expanding Arbour Vale School on their current site, this only addressed growth for one year. The solution proposed for meeting growth for the next 3 years is to create a satellite of Arbour Vale School using an existing building within Slough. By consolidating Our Lady of Peace Catholic Primary School onto their infant site, this will free up the junior site which would be leased from the Catholic Diocese. Creating a satellite of Arbour Vale School will avoid the need to place up to 80 pupils over 3 years in facilities outside Slough at higher costs per place. Officers continue to work on an updated place planning strategy which will be presented to Cabinet later this year.

#### **2.1 Slough Corporate Plan 2023-27**

Priority 1 - A borough for children and young people to thrive – the expansion of special school capacity within the borough will support some of Slough's most vulnerable young residents to secure a local school place able to meet their needs.

#### **2.2 School Places Strategy 2023-27**

The approved School Places Strategy 2023 – 27 is now out of date and is in the process of being updated to reflect current forecasting.

### **Options considered**

#### **2.3 *Do nothing – Not recommended***

*This option would result in circa 80 pupils, over the short term period, who live in Slough and have an Education, Health & Care Plan (EHCP) having out of borough placements, due to a lack of local special school provision. As a result, this would cost the council upwards of £1.6m per annum in additional revenue expenditure.*

#### **2.4 **Lease and carry out Capital works to part of OLOP to create SEND provision - Recommended****

*This is the only option that can create the special school places required in Slough for 2025-26. Converting an existing primary school asset to create a satellite for*

*Arbour Vale School could be delivered by the end of 2025. The project could require up to £2.1m of capital grant already received by SBC for creating new high needs places. (note: this is a desktop exercise only estimate and no external cost consultants have been employed to review this high-level estimate.). This capital investment would free up the junior site at OLOP which would then be leased from the Catholic Diocese and subleased to Arbour Vale School.*

**2.5 Use Capital Grant to pay an upfront cost for the lease plus funding for the works to consolidate OLOP on the infant site – Recommended as a potential alternative**

*Instead of paying an annual rent to the Diocese, SBC uses capital grant to pay a premium upfront. The value of the premium would need to be £1.5m to fund the building works required at OLOP plus a sum in lieu of the annual rent that would have been paid to the Diocese. As the value of the rent for a 50-year lease would be £3.5m, a substantial sum is likely to be required in lieu but this would be subject to negotiation. Without the added premium this would effectively be a peppercorn rent as the entire sum paid by SBC would need to be invested in OLOP. This option would have the benefit of removing the need to charge any rent to Arbour Vale School for their sublease.*

*However, it has less flexibility than paying an annual rent as it will be harder to break the lease having paid a lump sum upfront. It will mean that there will be less capital grant available for other SEND expansion projects including a new school which currently needs to be funded by SBC. OLOP do not have the resources or expertise to manage or deliver a project of this size and would require considerable support from SBC if they were to consider this option.*

**2.6 Expand an alternative Slough special school – Not recommended**

*Slough currently only has two special schools that can provide the required SEND provision, these are, Littledown and Arbour Vale School. Littledown caters for primary age pupils with Social Emotional and Behavioural Difficulties, these are not the places required for 2025-26. Arbour Vale School is Slough's only special school that caters for all the other categories of need including physical difficulties and is the only in-borough option for creating additional special school places in Slough for 2025-26. Neither site currently has the capacity to meet the demand for an additional 80 spaces.*

## **Background**

### **Our Lady of Peace Catholic Primary and Nursery School**

2.7 In 2022, Our Lady of Peace approached SBC's finance team with concerns around the viability of their budget position. A governing body working party was set up and a DfE School Resource Management Adviser [SRMA] was appointed to provide advice for a budget recovery plan.

2.8 The main issue affecting the budget was falling pupil numbers with fewer pupils joining each year than the number leaving. The school was in the process of

transitioning from 3-form entry to 2-form entry which was due to be completed by September 2024. The pupil numbers forecast for September 2023 suggested 428 pupils would be on roll, still significantly below the new capacity of 450.

- 2.9 On 27<sup>th</sup> March 2024 the school contacted the SBC education finance team and informed them that the financial year 2022-23 had ended with an in-year deficit that was predicted to rise steeply in future years. It became clear that the school had not acted on the recommendations from the SRMA and no significant actions had been taken to address the growing deficit following the June meeting.
- 2.10 A Warning Notice was issued by SBC under the Schools Causing Concern guidance due to poor financial management and oversight. As a result, the governing body agreed to resign and supported the SBC request to implement an Independent Executive Board (IEB) to oversee the budget recovery actions. The Regional Director agreed to replacement of the governing body from 1<sup>st</sup> September 2024. The IEB members include two officers from Northampton Diocese.
- 2.11 The decision to reduce the Published Admission Number even further to 30 was agreed by the IEB following a full review of pupil numbers, staffing levels and budget projections. The option to remain at the current two form level was not viable and the only other alternative was to recommend that the school be closed.

### **Deficit Budget**

- 2.12 On 27<sup>th</sup> March 2024 the school contacted the SBC education finance team and informed them that the financial year 2022-23 had ended with an in-year deficit of £45,492 and that the total deficit, including an accrual for March 2024 salaries, had risen to £184,200. The deficit at the end of the 2024/2025 financial year is predicted to rise to £424,287.
- 2.13 The IEB has received advice from the external HR provider supporting the school and there is a staffing restructure planned in two stages. Currently the deficit is predicted to reach £611,654 by the end of the 2025/2026 financial year but will only rise by £36,446 the following year. The actual deficit will be lower once the second stage of the restructure is actioned.
- 2.14 Current statutory guidance (*Treatment of surplus and deficit balances when maintained schools become academies – January 2024*) states that where a school closes or joins a multi academy trust, the DfE policy is to treat deficit budgets by reimbursing the LA and recovering the money back from the academy through abatement of the General Annual Grant (GAG).

### **Reduction in Planned Admission Number (PAN)**

- 2.15 OLOP has capacity for 90 children in each year group (a 3 form of entry (FE) school, 3FE), as numbers on roll started to decline the school formally reduced its PAN to 60 or 2FE from 2020-21. Since then, numbers on roll have fallen further and there were only 37 pupils in Reception for the October 2024 Census. This drop in numbers is mainly due to the decline in birth numbers in the west of Slough, there were 1003 births in 2011-12 and 767 in 2019-20 (the cohort currently in Reception), this is a decline of 24%.

- 2.16 The number of births in 2021-22 reduced further to 700, so numbers on roll at OLOP are unlikely to increase. It therefore makes sense for the school to reduce its PAN to 30. For the time being, the school requires 14 classrooms as it has 2 classes in each year group. This project will ensure the school has the 14 classrooms it requires. Two old modular classrooms near the end of their useful life will be used as classrooms until such time as the new classroom block is provided by SBC then will either be used for storage or demolished.

### **Diocesan Lease**

- 2.17 The annual rent for the lease from the Northampton Catholic Diocese will be borne by the High Needs Block (HNB) via higher funding paid to Arbour Vale School. The reason that SBC needs to enter into this lease is directly attributable to its need to ensure Slough pupils with EHCPs can be offered a school place.
- 2.18 The mechanics of the arrangement will be delegated to the Executive Director of Children to agree. It will need to represent best value to the Council.
- 2.19 SBC is proposing to lease the site for up to 50 years with a break every 5 years. Once the satellite opens and Arbour Vale has the extra pupils on roll the site will be required by the school until either numbers reduce and all pupils can be accommodated on their main site or an alternative site is provided. It is therefore necessary that the lease is of a sufficient length that it doesn't create future capacity difficulties for Arbour Vale School. If Arbour Vale do relocate off the site at some future point, then it is anticipated that SBC would reuse the site for other SEND provision until the initial lease expires.
- 2.20 By undertaking an agreement for a long lease, this will give the council the ability to change and react to requirements in future, should the landscape of SEND provision change in future. Without a longer term agreement, then there is a potential that in future years, the council would either have to revert to sending children outside of the Borough again or would need to invest a high level of capital into another site, to meet SEND provision requirements.

### **Arbour Vale School and Place Planning**

- 2.21 Arbour Vale School is part of a Multi-Academy Trust (MAT) run by the Orchard Hill College Academy Trust (OHCAT). AVS is registered to provide education for children between the ages of 2 and 19 who have an EHCP. Their ability to take children under 5 means that those with higher needs can access placements rather than having to go through mainstream nurseries or childminders who may not have the necessary expertise or facilities.
- 2.22 Arbour Vale School have agreed to open around 40 places for 2025-26 at the OLOP Satellite site. The school is designated for pupils aged 2 to 19. The pupils due to start in 2025-26 will be in Early Years classes and Key Stage 1. A split of how the numbers might look are in the table below, actual numbers will look different to this:

<b>Year Group</b>	<b>-2</b>	<b>-1</b>	<b>R</b>	<b>1</b>	<b>2</b>	<b>Total on Roll</b>
<b>2025-26</b>	3	5	8	7	7	<b>40</b>

2.23 More pupils are being diagnosed with EHCPs earlier than used to be the case. This means higher numbers of pupils require a special school place at Early Years and KS1. These issues will be addressed further in the updated School Places Strategy. Accommodating the younger pupils at the OLOP Satellite site means that Arbour Vale School can accommodate the Year 6 to 7 phase transfer pupils, which are those who are usually in mainstream schools in Year 6 but require to move to a special school from Year 7 onwards.

2.24 It will be necessary to phase the opening of the satellite site.

**Programme:**

2.25 Below is a draft high-level programme to secure a lease of the OLOP Junior building, adapt it for special school use and open it to pupils by January 2026:

Date	Item	Activity/ Completion
January 2025	Reach in-principle agreement with OLOP to consolidate their occupation into a single building on the site for September 2025, consistent with a reduction in their PAN to 30 from Sep-26 and aligning with their closer links with a MAT	Complete
February 2025	Reach agreement with OHCAT that a satellite of Arbour Vale School could open on the current OLOP site	Complete
April 2025	Reach in-principle agreement with the Diocese to lease their building and associated land for 50 years	Incomplete
April 2025	Capital Board approval	Complete
May 2025	Post a tender for the phase 1 works	Complete
June 2025	Seek Cabinet project, lease and budget approval	Underway
June 2025	Complete lease with the Diocese. OHCAT to submit applications to the DfE	
June 2025	Phase 1 works tender closes, submission assessed, and contract awarded	
July 2025	Contractor mobilisation period. OLOP to decant the satellite site.	
PHASE 1 works		
August 2025	Phase 1 works - Adapt the infant block to allow the whole OLOP school to consolidate onto the infant site	
August-November 2025	Convert and adapt the junior block to create a satellite for Arbour Vale School	
PHASE 2 works		
July-Nov 2025	Prepare tender, tender period and tender completion	
Jan-May 2026	Build the 3-classroom block, MUGA and other agreed works	

2.25 The works will be undertaken in two main phases. 25% of spend will be in 25/26, the balance (75%) being spent in 2026-27 with a small retention being paid in 27/28, which consists of:

- 2.25.1 Phase 1 – Minor reconfiguration of an existing block (infant block) on site, to allow OLOP to consolidate onto part of the site to free up the junior block for SEND provision. This will be completed by September 2025.

Convert an existing school block (junior block) to create the satellite provision for Arbour Vale School. This will be completed by November 2025 and completes the work to create the satellite provision.

- 2.25.2 Phase 2 – Build a three-classroom block for OLOP and a MUGA to ensure the school continues to meet its requirements.

### **3. Implications of the Recommendation**

Financial:

- 3.1.2 SBC has been awarded capital grant funding by the DfE over the last 5 years to fund an increase in SEND provision requirements. In total, £14.88m has been awarded for 2021/22 to 2025/26, of this £7.6m has been committed to the Haybrook College and Arbour Vale expansion projects, both agreed in 2024 and still being delivered. A further £3.75m is earmarked or committed to other SEND projects. Of the income received £3.53m, is unallocated and £2.1m is available for investment on the OLOP site.
- 3.1.3 The budget on the capital programme for SEND Special School Expansions for 2025/26 and 2026-27 includes sufficient budget for this project. The conditions of the capital grant permit the funding to be spent in line with these proposals *“The funding is un-ringfenced (subject to certain conditions, as set out in the published Grant Determination Letter) and it is ultimately for local authorities to determine how to best use the funding to meet local priorities.” (DfE grant guidance)*.
- 3.1.4 If 40 places are unable to be found either within Slough or in Out of Area Special Schools, the average cost at an Independent Special School is £0.048m per pupil per annum [£1.92m] as opposed to an average £0.028m each per annum [£1.12m] in Slough Special Schools. This would be for a period of 7 years or more, as once pupils move to an out of borough school they would remain there, at least, until the next phase transfer. The saving to SBC SEND could be approximately £5.6m minus the lease cost of £0.49m i.e. £5.1m. In addition, the transport provision for Out of Area Special Schools and Independent Special Schools will be higher and this cost falls to the General Fund. In phases, the provision is expected to grow from 40 to 80 places, meaning that the annual financial benefits would be twice as much as stated. The financial implications over the first 10 years are shown below.

<b>Value for Money Summary</b>		<b>£m's</b>									
<u>Current Proposal</u>											
Cost per SEND pupil of out of borough provision:		0.048									
Cost per SEND pupil in Slough Special Schools:		<u>0.028</u>									
Saving per pupil of in borough provision:		<u>0.020</u>									
	Year	1	2	3	4	5	6	7	8	9	10
No: Pupils		40	60	80	80	80	80	80	80	80	80
Total Saving per pupil:		0.020	0.020	0.020	0.020	0.020	0.020	0.020	0.020	0.020	0.020
Total saving per annum		0.8	1.2	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6
<b>Total saving to SBC over 10 years:</b>		<b>14.80</b>									
	Year	1	2	3	4	5	6	7	8	9	10
Capital investment		-2.100									
Lease costs		-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070
Total expenditure per annum		-2.17	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07
<b>Total expenditure for SBC over 10 years:</b>		<b>-2.80</b>									
<b>CAPITAL + REVENUE UPSIDE</b>		<b>£12.0</b>									

- 3.1.5 Officers carried out an exercise in May 2024 to explore the possibility of finding places in Out of Area schools. No places were available within an hour's travel of Slough at maintained schools or academies. This meant the only option available were places at Independent Special Schools (ISS). It is likely that costs at ISS, with places available, would be considerably higher than the £0.048m average figure used in the paragraph above.
- 3.1.6 The growth at Arbour Vale would be funded through the High Needs Block of the Dedicated Schools Grant and whilst adding to the pressures in that area still represents a more cost-effective provision than the alternatives. Those additional costs would include the place funding of £10k per agreed place and top-up funding for filled places, consistent with the funding band appropriate for each child.
- 3.1.7 The additional lease cost, if an annual rent is paid, must be accounted for as an operational expense of the occupier of the premises and the sub-lease with the special school's Trust must reflect that. The funding for that, however, should be a supplementary top-up from the High Needs DSG to the Special School. The principle of such an arrangement has been the subject of preliminary discussions with the Trust, subject to two caveats. The first is that the supplementary top-up does not count towards the Minimum Funding Guarantee for special schools. The second is that Slough's High Needs budget would meet any rental cost in full and would only revisit the arrangement if the number of Slough resident pupils occupying places at the whole Arbour Vale school fell below the number of places at the proposed annex.

- 3.1.8 Schools Forum considered the overall High Needs budget at its meeting on 7<sup>th</sup> May 2025. This identified growing numbers of EHCPs issued, with a consequent cost pressure. A wider sufficiency strategy for SEND is being developed, and increased local capacity, such as that proposed in this report, will be a key feature in dealing with the additional demand.

#### Value for Money:

- 3.1.9 The National School Delivery Benchmarking Report Nov 2023, based on projects delivered the year before, shows an average build cost per new special school place of £0.097m (excluding site acquisition costs). This project will deliver 80 places over time at a cost of £0.026m per place if the total project capital cost of £2.1m is considered. In reality, around 75% of the project cost will be spent on relocating OLOP but this expenditure is necessary to allow the project to proceed.
- 3.1.10 If an alternative site were to be found and a new special school built providing 80 new special school places, then the Benchmarking rate above would put the build cost at £7.76m . There might also be a site acquisition cost or lost receipt if it was an SBC site that could be utilised for another purpose.

### 3.2 *Legal implications*

- 3.2.1 The Council has a duty (s13-14 of the Education Act 1996) to promote high standards of education, provide fair access to education and a general duty to secure the sufficiency of school places. Specifically, it must consider the need to secure provision for children with SEND, including the duty to respond to parents' representations about school provision.
- 3.2.2 SBC is currently allocated capital on an annual basis for increasing SEND provision based on its projected 'basic need' to meet demand. The funds are allocated for investment in all types of SEND provision (i.e. not limited to maintained schools) and the key condition attached to the funding is that local consultation is required and that the consultation steps and allocations are reported back annually to the DfE.
- 3.2.3 OHCAT, the Arbour Vale School trust, will require permission from the DfE for an expansion of capacity by more than 30 places and expansion onto a satellite site. OHCAT will apply to the DfE upon agreement of the Lease and will manage this process.
- 3.2.4 Section 120 of the Local Government Act 1972 ('the 1972 Act') provides that for the purposes of (a) any of the functions under this or any other enactment; or (b) the benefit, improvement or development of their area, the Council may acquire by agreement (an interest in) any land, wherever situated (inside or outside their area).
- 3.2.5 As the lease to the Council and sublease to Arbour Vale School trust (OHCAT), will include OLOP playing field land, these dispositions will require the Secretary of State's consent (section 77 and Schedule 22 of the School Standards and Framework Act 1998). Under certain circumstances a General Consent Order may apply.

- 3.2.6 The Council's proposal to dispose of the land by way of a short tenancy (for a term certain of 7 years or less) will not trigger the best consideration requirements in section 123 of the 1972 Act (see s 123(2) of the Act).
- 3.2.7 The terms of the headlease to the Council are yet to be negotiated and agreed with the freeholder (Diocese). Whilst the works element would ordinarily entail a development/works agreement and agreement for lease before the lease is granted and rent payable once the works are practically complete, a rent-free period under the headlease commensurate with the agreed programme of works (if such concession be made by the landlord) may be a viable alternative.
- 3.2.8 HB Public Law will carry out appropriate due diligence prior to exchange of agreements for lease or the grant of the lease (whichever is applicable). All necessary searches and title information will be investigated prior to exchange/completion as above to ensure that the freehold title is sufficiently unencumbered to accommodate the above works, subject to planning/ regulatory (e.g. building control) requirements.

### 3.3 *Risk management implications*

	<b>Risks</b>	<b>Potential Impact</b>	<b>Mitigating Actions</b>
1	Financial	Up to 40 pupils with High Needs may need to be placed in facilities outside the borough for 2025-26 at an additional cost of £0.8m per annum compared to placement at Arbour Vale School.	Reorganising the OLOP site and leasing a building for use by Arbour Vale School will create additional special school capacity for 2025-26.
2	Financial	Project costs higher than £2.1m.	Sufficient capital grant has already been received from the DfE to meet higher costs. Contingency funding has been built into the High Level Cost Plan.
3	Financial	Top-up paid to Arbour Vale is less than £70K per annum.	If the number of Slough resident pupils at Arbour Vale overall falls below the total admission number for the satellite site, then the Academy Trust accepts that it would have to meet the shortfall from High Needs top-up funding it recouped from other local authorities.
4	Financial	SBC need to fund OLOP deficit either on transfer to academy status or on closure of the school.	OLOP joining a MAT would end the risk of increasing deficit costs. Explore DSG funding the deficit.
5	Timescale	New classrooms not delivered for OLOP by September 2025.	Put contingency plans in place to ensure OLOP can vacate the junior site by mid-July.

6	Timescale	Insufficient time to get the lease site adapted for Arbour Vale children to start September 2025.	Programme adjusted to aim for completion by end of November 2025. All avenues for speedy delivery of works to be explored including delegating elements to the school to deliver. Prioritise those works necessary for the school to open over items that can go ahead later.
7	Timescale	Agreements/approvals not completed in time.	Enter into a Memorandum of Understanding with each party: OHCAT, OLOP and Diocese.
8	Planning	Planning approval for the OLOP classroom block and/or MUGA refused or delayed.	Permitted development may apply. Liaise with planning to ensure the project complies with planning requirements. Fully consider implications of new Biodiversity Net Gain (BNG) requirements.

### 3.4 *Environmental implications*

3.4.1 There are no known environmental implications arising from this report. However, construction of the 3 classrooms will affect green space, this issue is addressed via conditions attached to the planning approval including the new Biodiversity Net Gain (BNG) regulations.

### 3.5 *Equality implications*

3.5.1 The equality implications from this report are that up to 40 pupils aged 2-19 with special education needs and disabilities will be able to secure a local special school place, where otherwise they would need to travel further to attend an out of borough school. No negative implications have been identified.

### 3.6 *Procurement implications*

3.6.1 A preliminary scope of works has been agreed with each school. However, having only initiated the project in January 2025 it will not be possible for the Council to deliver these works in time for both schools to occupy their new buildings from September 2025. The works have therefore been split into 2 phases, the works required for the schools to open and those that can follow on later.

An open tender for the first stage of the works is currently being undertaken. An open tender process will be undertaken for the second phase of works, which will include the design and build of the classrooms.

3.7 *Property implications are set out in the main body of the report*

## 4. **Background Papers**

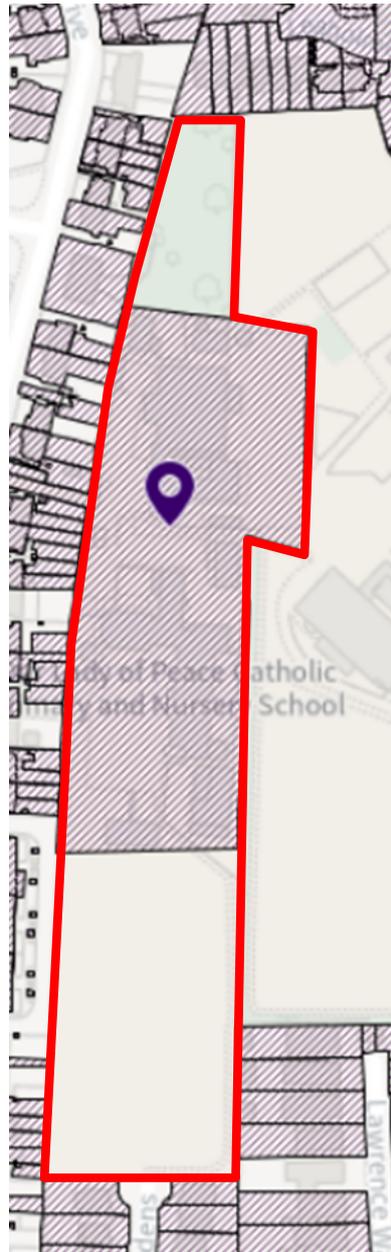
None



### Our Lady of Peace Catholic Primary School – ownership details and site description

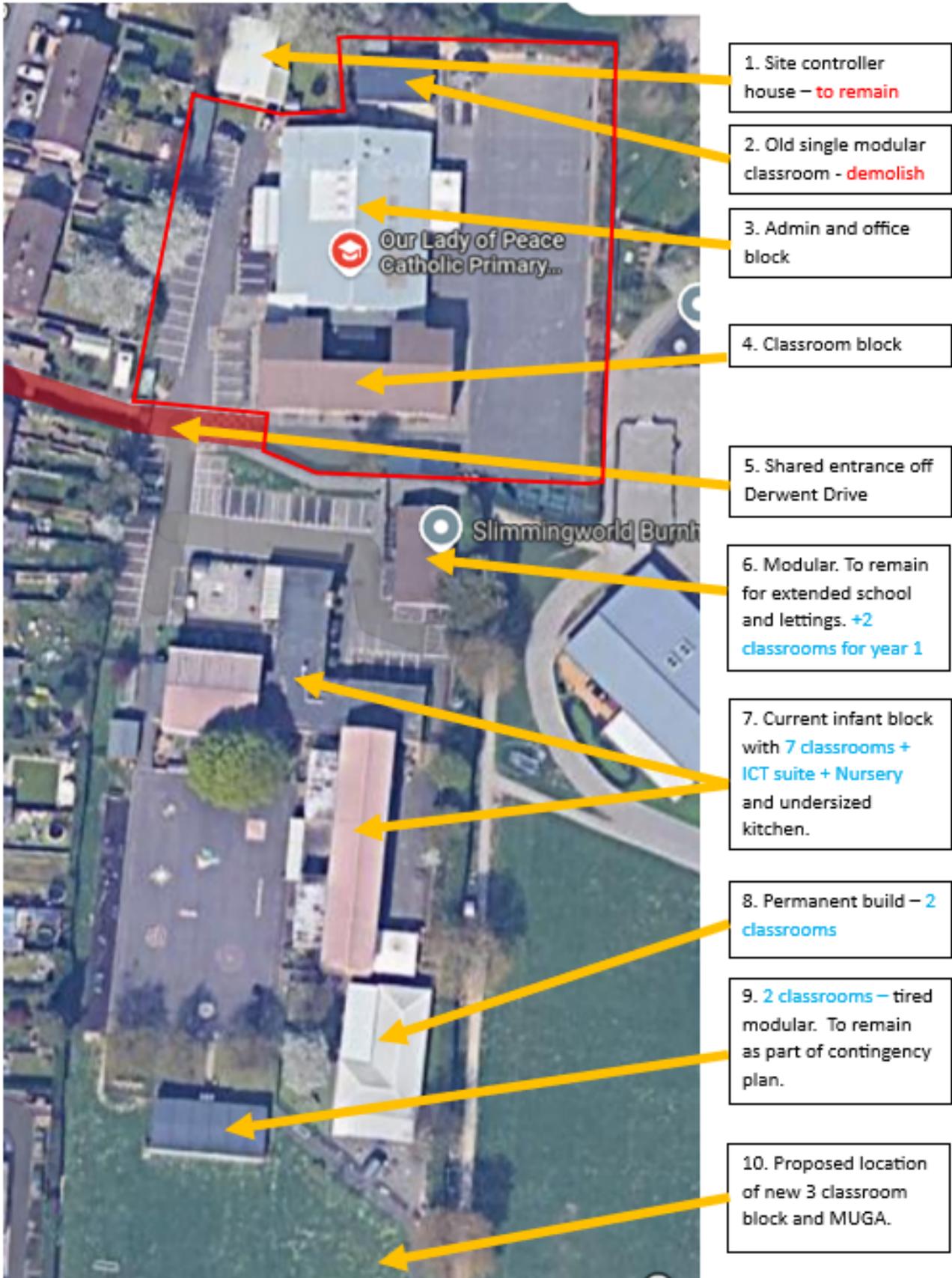
The red line shows the extent of the current school site – 21,400m<sup>2</sup>

- The green area at the top is woodland licenced to OLOP by SBC – 2,070m<sup>2</sup>
- The central shaded area is owned by the Diocese – 12,030m<sup>2</sup>
- The southern playing fields are owned by SBC – 7,300m<sup>2</sup>



## Appendix 2

**Detailed site description** – red line shows the land to be leased from the Diocese and sub-leased to Arbour Vale School (OHCAT) to be used as a satellite



## High Level Outline Cost Estimate

Phase 1	Minimum works required to get AVS open 2025	Cost estimates
BOTH	Site entrance and fencing	£140,000
OLOP	Convert ICT suite to classroom Install reception desk Modular classroom adapted Clean and repair side playground	£80,000
AVS	6 classrooms refurbished and aircon installed New doors and card entry system Upgraded staircases for SEND compliance Soft play playground	£380,000

Phase 2	Completion of works to consolidate OLOP onto southern site	
OLOP	Build 3 classroom block with toilets (c225m2) - £4k/m2	£900,000
	Contingency for unknown ground conditions	£85,000
	Install MUGA	£100,000
	Convert nursery to entrance and canteen extension (80m2) - £3k/m2	£240,000

Total estimate £1,925,000  
SBC contingency 9% £173,250

**Recommended full project budget £2,098,250**