

From: Gary Cooke, Cabinet Member for Corporate and Democratic Services
Roger Gough, Cabinet Member for Education and Health Reform

To: Cabinet – 28th January 2015

Subject: Development of the Wildernesse Site in Sevenoaks, to construct 2 new Secondary Schools buildings – Sevenoaks Grammar Annexe and Trinity School, Sevenoaks. (Decision No. 14/00084)

Classification: Unrestricted

Past Pathway of Paper: Policy and Resources Property Sub-Committee, 23rd June 2014

Future Pathway of Paper: N/A

Electoral Division: Sevenoaks East

Summary: This report follows the Policy and Resources Property Sub-Committee of 23th June 2014. Cabinet Members are asked to consider entering into contracts to construct both the Grammar Annexe building and the Trinity School, Sevenoaks building on the Wildernesse Site, Seal Hollow Road, Sevenoaks. It is intended to enter into contract to build both schools simultaneously, although the Records of Decision provides for each contract to be entered into separately in order to provide the ability to novate contract responsibilities at a later date. Development Agreements and Long term lease arrangements are to be entered it with both parties. The Trinity School Sevenoaks is a Free School and the project is being wholly funded by the Education Funding Agency, with KCC acting as procuring and delivery agent for the scheme. The Grammar Annexe project is being funded by Kent County Council.

1. Introduction

1.1 The Wildernesse site is a complex site in Sevenoaks which used to be Wildernesse Boys School until Knole Academy was created in 2010. The separate Wildernesse Sports Centre is leased to Sevenoaks District Council and used out of school hours by sports groups and local residents. The lease allows for school use during the day.

1.2 With Knole Academy relocating to their other site, it was clear the existing buildings were in a very poor state of repair and needed considerable investment to bring them up to current standards of education accommodation. Consequently it was not viable to refurbish the main school buildings apart from the Sports Centre which, whilst needing significant maintenance upgrades, was of a fair standard.

1.3 The playing fields are of reasonable standard and provide for current standards required by Sport England.

GRAMMAR ANNEXE

1.4 Following the decision in 2012 for Knole Academy to vacate the Wildernesse site by 2014, it was decided that there would be the opportunity to create a Grammar Annexe on the site to support the parental requests for selective education within the Sevenoaks district. Sevenoaks is the only district within Kent to be without a selective secondary school.

1.5 The Kent Commissioning Plan for Education suggests that 160+ pupils within Sevenoaks district will require selective education by 2018 and therefore 6-forms of entry grammar provision is required in Sevenoaks.

1.6 In September 2013, the Weald of Kent Grammar School, Tonbridge (the host school) submitted a bid to the Department for Education to provide Co-educational grammar education in purpose built accommodation on the Wildernesse site – The Sevenoaks Grammar Annexe.

1.7 This bid was refused in December 2013 for the main reason that the Annexe could not be co-educational as the host school was girls only.

1.8 Following consultation with parents, the Weald of Kent Grammar school submitted a further bid in October 2014 to the Department for Education to operate a 3-forms of entry girls school from Sevenoaks as an Annexe to the host school. The outcome of this submission is awaited.

1.9 At the present time there is no host school for the Boys Grammar provision, however it is hoped that before 2016 this will be resolved.

TRINITY FREE SCHOOL

1.10 The Trinity School Sevenoaks opened as a Free School in September 2013 in converted office buildings on a short-term lease in Riverhead. Prior to this the Free School were looking for permanent premises within Sevenoaks town and, together with the Education Funding Agency, made enquiries to KCC for the Wildernesse site.

1.11 The Trinity School is approved to take 4-forms of entry of students on a non-selective basis.

JOINT USE OF THE WILDERNESSE SITE

1.12 As both KCC and Education Funding Agency wanted to make use of the Wildernesse site it was decided to work together to achieve both aims.

1.13 KCC have been working with the Education Funding Agency to bring together an agreement to lease part of the Wildernesse site for the Trinity School on a long-term basis. These agreements are now ready for signature.

1.14 Design work has continued in earnest with both Weald of Kent Grammar School and Trinity School Sevenoaks, and construction contracts have been drawn up to meet the needs of both parties.

1.15 Both new buildings need to open in September 2016 and considerable amounts of construction work needs to be undertaken to meet these challenging dates.

1.16 Trinity School Sevenoaks have been given approval by KCC to take a further area of the Wildernesse Site in order to locate Temporary Modular Classrooms from July 2015 until the new building is complete. The short term lease on the current site in Riverhead is coming to an end in July 2014. This temporary accommodation is subject to a Planning Application which has been submitted for consideration to the local Planning Authority. The Temporary Modular Classrooms are planned to be used for one academic year.

1.17 The Grammar Annexe will abut the existing Sports Hall, which will become integral to the Grammar building. The Sports Hall will undergo upgrade and repair to meet the needs of all users.

1.18 Sevenoaks District Council has been consulted on the Sports Hall alterations and have agreed a period of closure to enable works to the Sports Hall to be carried out.

1.19 The Grammar Annexe will be constructed as a full envelope of building , but will not be fitted out in all areas until a Boys Grammar partner can be confirmed. This is a prudent measure to take and this approach has been undertaken on other Kent Schools when necessary.

1.20 The Grammar Annexe will open with only one year group of 90 students, and will grow by each year group annually.

2 Finance and Contracting

2.1 Both buildings are being contracted by using the national SCAPE Construction Framework, through Willmott Dixon Construction.

2.2 Working with the Education Funding Agency, of which Willmott Dixon Construction is a member of their own Framework, has enabled KCC to take advantage of pre-agreed construction rates. This has saved considerable funds for both schemes rather than using Market rates which are unpredictable in the current market conditions.

2.3 It is considered prudent to have separate construction contracts for the Grammar Annexe and the Trinity Free School. This is to enable KCC to novate the contracts at the end of the Defect Liability Period. This is especially important as both schools will be independent from KCC as an Academy and a Free School respectively.

2.4 Lease plans have been agreed and legal teams have been involved to agree terms.

2.5 Full Development Agreements are going through final agreement between all parties.

2.6 The renegotiation of the Sevenoaks District Council lease is underway in line with the agreed terms of the original lease.

2.7 The Trinity Free School is being fully funded by the Education Funding Agency. The funding stream has been approved by the Secretary of State for transfer directly to KCC.

2.8 The funding agreed for the Grammar Annexe has been agreed through Project Advisory Group.

2.9 The Grammar Annexe project has been challenging in terms of meeting the project budget. Further extensive refurbishment to the Sports Hall has been required than first envisaged, and construction market conditions have added inflationary costs to both projects. Consequently the Grammar Annexe scheme has been reduced in terms of full fit out to bring it to an affordable budget to proceed.

3 Risks

All Risks have been mitigated wherever possible, particularly with regard to building design.

Risks on the Trinity School Scheme have been mitigated where appropriate.

The remaining risks have been identified.

Risk	Probability	Impact	Mitigation
Grammar Annexe: Delayed approval from the Secretary of State on the future of the Grammar Annexe	Medium	High	Any delay to the construction programme at this stage will create cost uncertainty. All contracts are ready to sign at agreed prices. Any delay could create upwards of a 20% increase in costs if the schemes need to be fully costed at current market rates. The construction programme is very tight and any delay will lose the September 2016 opening date.
Grammar Annexe: No approval from the Secretary of	Low	High	From 2016 the 160 student places planned for Sevenoaks students will need to be allocated to other selective schools in neighbouring

State for the Grammar Annexe			districts. This will put pressure on those schools and will require additional school accommodation on already limited school footprints. The additional costs have not yet been evaluated but will be costly.
Site wide: Big Lottery Funding approval for redevelopment of the site, linked to funding for the All Weather Pitch in 2008	Low	Low	Big Lottery Fund has been informed of the redevelopment of the site and acknowledgement is awaited for redevelopment of the site with no effect to the All Weather Pitch. The approval is a formality.
Construction: Delays to completion of the buildings and external works, whilst ensuring the site is safe to occupy by each school	Low	Low	All measures have been taken to mitigate any delays and should any delay occur reprogramming will be required. Focus is upon the completion for September 2016 to enable both schools to open. Completion of external works and car parking will be essential.

4 Recommendations

Recommendation(s):

The Cabinet is asked to endorse the recommendations on the proposed decisions which will be recorded as separate Records of Decision:

1. AUTHORISE the Director of Property and Infrastructure Support in consultation with the Director of Governance and Law, on behalf of Kent County Council:

To enter into necessary contracts for the Construction of the Sevenoaks Grammar Annexe, together with any necessary Development Agreement and leases.

The Director of Property and Infrastructure Support will be the named Authority Representative within the relevant Agreements and to enter into variations as envisaged under the contracts.

2. AUTHORISE the Director Property and Infrastructure Support in consultation with the Director of Governance and Law, on behalf of Kent County Council

To enter into necessary contracts for the Construction of the Trinity School, Sevenoaks, together with any necessary Development Agreement and leases.

The Director of Property and Infrastructure Support will be the named Authority Representative within the relevant Agreements and to enter into variations as envisaged under the contracts.

5 Background Documents

Policy and Resources Property Sub Committee – June 23rd 2104.

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