

Cabinet

4<sup>th</sup> October 2016

**Name of Cabinet Member:**

Cabinet Member for Education and Skills – Councillor Maton

**Director approving the report:**

Executive Director of People

**Ward(s) affected:**

Cheylesmore

**Title:**

Proposed Rebuilding of Tiverton Primary School on the former Alice Stevens site, Whitley

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**Is this a key decision?**

Yes - This matter proposes expenditure of over £1,000,000 in one year.

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**Executive summary:**

Tiverton Primary School is proposed to be rebuilt on the former Alice Stevens site and will provide an additional 46 places for pupils who have severe and complex learning difficulties or profound and multiple learning difficulties. Following public consultation, an Official Journal of the European Community (OJEU) tender process was carried out to select a consultant design team and partnering contractor. IDP Architects and Farrans Construction were appointed. The design proposal has been developed with the school and a planning application submitted in July 2016. Subject to approvals construction work is planned to commence in October 2016 for the new school building to become operational in Autumn 2017. The estimated total costs based on the scheme proposals total £10.5m to be funded by Department for Education grant allocations. A more detailed breakdown of the costs and funding is outlined in section 5.1 of this report.

**Recommendations:**

Cabinet is requested to:

1. Approve plans for the rebuilding of Tiverton Primary School as part of the Council's Broad Spectrum Special Education Needs (SEN) Strategy;
2. Approve total capital expenditure of £10.5m for the rebuilding of the school to be funded by DfE capital grant allocations as set out in section 5.1 of this report.
3. Delegate authority to the Cabinet Member for Education and Skills to approve any subsequent changes to the scheme arising from the ongoing assessment of future demand for Special Educational Needs (SEN) places within the authority.

**List of Appendices included:**

Appendix 1 – Tiverton Primary School – proposed layout drawings

Appendix 2 – Tiverton Primary School – proposed schedule of accommodation

**Background papers:**

None

**Other useful documents**

Report to Cabinet 12<sup>th</sup> July 2005 - Consultation on Inclusion & Special Educational Needs Strategy: Towards Enhanced Educational Provision

Report to Cabinet Member for Education 25<sup>th</sup> November 2015 -Consultation on a Proposal to make Prescribed Alterations to Tiverton School

Report to Cabinet Member (Education) 9<sup>th</sup> February 2016 - Outcome of Consultation on a Proposal to make Prescribed Alterations to Tiverton and Whitley Abbey Schools

Report to Cabinet 19<sup>th</sup> April 2016 - Proposal to make Prescribed Alterations to Tiverton School and Whitley Abbey Primary School: Determination of Statutory Notice

All of the above are available from the Council's website:

<http://moderngov.coventry.gov.uk/ieListMeetings.aspx?Committeed=124>

**Has it or will it be considered by scrutiny?**

No

**Has it, or will it be considered by any other council committee, advisory panel or other body?**

No

**Will this report go to Council?**

No

**Report title:**

Proposed Rebuilding of Tiverton Primary School on the former Alice Stevens site, Whitley

**1. Context (or background)**

- 1.1 The local authority has a statutory duty to provide appropriate education provision for children and young people with Special Educational Needs and Disabilities (SEND). The Council aims to deliver support for children and young people with SEND in the maintained sector where possible, and within their community, to enable them to enjoy the same range of experiences and opportunities as children with no additional needs. The Council also has a statutory duty under Section 14 of the 1996 Education Act to provide sufficient school places.
- 1.2 In July 2005, following a report back on the outcomes of the consultation on the Inclusion and SEN Strategy, Cabinet approved the recommendation to identify school sites for the creation of co-located broad-spectrum special schools. To date two such schools have been established – Castlewood Primary and Riverbank Secondary (formerly Alice Stevens).
- 1.3 On 25th November 2015 the Cabinet Member for Education approved a report authorising public consultation on proposals to create a third broad spectrum school by making a prescribed alteration to Tiverton Primary School involving redesignation, change in size and transfer of site to the former Alice Stevens site.
- 1.4 Tiverton currently provides 42 places for children aged three to eleven who have severe learning difficulties (SLD) or profound and multiple learning difficulties (PMLD) and may also have a physical or sensory impairment or an Autistic Spectrum Condition. All pupils have a Statement of Special Educational Need or an Education, Health and Care Plan which names Tiverton School. Pre-school children accessing specialist nursery placements will have been identified as having severe and complex needs that are likely to require specialist provision as part of their statutory assessment.
- 1.5 The outcome of that consultation was reported to Cabinet on 9 February 2016 who approved the publication of a Statutory Notice on 22nd February 2016 and a four week period of formal consultation.
- 1.6 Cabinet formally approved the proposal on 19<sup>th</sup> April 2016 subject to planning consent.

**2. Options considered and recommended proposal**

- 2.1 Tiverton Primary School was opened in 1974 on its current site which is shared with Sherbourne Fields School. Although the building is structurally sound, it is now exhibiting many elements beyond the end of their life expectancy – roofs, windows and heating system and in terms of design is not fit for the purpose of educating children with complex needs. An application for funding of £532k was submitted as part of the Government's Priority Schools Building Programme Phase 2 to address these issues but unfortunately this was not successful.
- 2.2 In September 2015, the City Council commissioned a feasibility study undertaken by IDP Architects into the most appropriate method to build a new school. This established that following the demolition of the existing Alice Stevens School, a single storey building (with a two storey main entrance) was feasible on the south east corner of the site. This would

also allow the existing Whitley Abbey Primary School, which shares the site, to remain fully operational during the course of construction.

- 2.3 A two stage OJEU tender process was carried out, to appoint designers to establish a working design and test its buildability. Six architect-led design teams were invited to submit tenders. IDP Architects were appointed in March 2016. A partnering contractor was also selected following an OJEU notice and invitation to four contractors to submit tenders. Farrans Construction were appointed in March 2016.
- 2.4 Since then the design team have developed proposals, following consultation with the school, governors, staff, pupils and community. Details of the accommodation to be provided and layout were agreed with the partnering team in accordance with Building Bulletin 104: designing for disabled children and children with SEN.
- 2.5 The main school building will have capacity for 88 SEND (Special Educational Needs and Disability) pupils aged 3-11, with broad areas of need. This will include nursery aged children, and whilst cohort sizes will vary, this equates to an average of 11 children per year group.
- 2.6 The general design principles which have been agreed through the consultations have been:
  - Siting of the new building – In the location of the main element of the former Alice Stevens School building (to be demolished) on the south eastern corner of the site which maximises the use of level land and has the least impact on the existing trees.
  - Single storey teaching wings to provide level access to all pupil areas at ground floor, with direct and level access to external teaching and play spaces.
  - Two storey main entrance and ancillary spaces block at the front of the building. This space will also incorporate the hall and pool spaces which are taller than the single storey teaching wings.
  - Trees – Retain as many of the existing trees as possible across the whole campus site.
- 2.7 The gross internal floor area (GIFA) of the proposed new building is 2850m<sup>2</sup>, with approximately 2450m<sup>2</sup> on the ground floor and 400m<sup>2</sup> on the first floor. The existing Alice Stevens School building footprint is 2010m<sup>2</sup>.
- 2.8 There are a total of 11 new classrooms proposed, split into four “Teaching Bases”: Foundation Stage (FS), Key Stage 1 (KS1) Lower Key Stage 2 (LKS2) and Upper Key Stage 2 (UKS2). Within each base (with the exception of Foundation Stage), there is a larger classroom with hoist track for PMLD pupils with a physical impairment. All classrooms have direct access to canopied external hard play teaching areas.
- 2.9 Rooms are also provided to cater for pupils sensory needs; two Calm Rooms are provided to help pupils who are overstimulated, while the two Sensory Rooms are intended to engage pupils with hyper or hyposensitivity. A Nurses Room is provided near the main entrance on the ground floor for medical inspection and emergencies, with a first floor Therapy Room for regular one-to-one sessions, for different visiting professionals. A 6m x 4m hydrotherapy pool is also provided as a learn to swim and physiotherapy facility.

- 2.10 Throughout the consultation concerns have been expressed by local residents over the potential traffic implications arising from the development. In response the vehicular access from Ashington Grove into the staff car park is to be improved as part of the works; the access road will be widened to ease the flow of traffic in and out of the site, and the main gate moved from the side of Ashington Road to be in line with the backs of the adjacent houses (to allow minibuses to queue if they arrive early, without blocking the residential street).
- 2.11 Local arrangements will be in place to ensure access to and the operation of Whitley Abbey Primary School is not affected during construction. It is anticipated that the existing vacant caretaker's property adjacent to the entrance will be used as a site office.
- 2.12 A planning application was submitted in July 2016, approval is anticipated in September 2016.
- 2.13 Site plans, floor plans and 3D images of the proposals are illustrated in Appendix 1. A schedule of accommodation provided is detailed in Appendix 2.

**3. Results of consultation undertaken**

- 3.1 The responses to the consultation to rebuild and expand the school were reported and set out in the 9<sup>th</sup> February 2016 Cabinet report – Outcome of Consultation on a Proposal to make Prescribed Alterations to Tiverton and Whitley Abbey Schools
- 3.2 A further consultation took place on 7<sup>th</sup> July 2016, prior to the planning submission, with staff, governors, parents and local residents. The plans were well received by all key stakeholders. Comments submitted included the potential for improving parking problems in the local area.
- 3.3 The school governors fully support the proposal and there were no objections received.

**4. Timetable for implementing this decision**

- 4.1 Subject to the approval of this report and obtaining planning consent, it is envisaged that the construction of the new Tiverton Primary School will be as follows:

<b>Schedule</b>	<b>Activity</b>
September 2016	Agree Target Cost
October 2016	Site set up and start on site
October 2016	Demolition of Alice Stevens completed
Autumn 2017	Occupation of new build

**5. Comments from the Executive Director of Resources**

**5.1 Financial implications**

- 5.1.1 The estimated costs for the new Tiverton Primary School based on the scheme design proposals are:

<b>Capital Costs</b>	<b>Cost (£)</b>
Construction cost	9,300,000
Abnormals	225,000
Demolition	125,000
Fees and surveys	275,000

Contingency	575,000
<b>TOTAL</b>	<b>10,500,000</b>

5.1.2 The resources available for the project are as follows:

<b>Funding</b>	<b>(£)</b>			
<b>Financial Year</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>TOTAL</b>
DfE Grant	3,000,000	2,807,000		5,807,000
CCR	10,000	4,183,000	500,000	4,693,000
<b>TOTAL</b>	<b>3,010,000</b>	<b>6,990,000</b>	<b>500,000</b>	<b>10,500,000</b>

5.1.3 The Local Authority currently receive annual revenue funding for schools, and school-related services (i.e. funding for employee costs, running costs etc) based on the level of city wide pupil numbers and places required for children with special educational needs at the relevant count date. This funding will therefore reflect increases/decreases in city wide pupil numbers and provision across the city. Funding is delegated to schools via the Fair Funding and High Needs formula. Special schools receive £10,000 per place based on the number of places commissioned by Local Authorities. There is then a further amount of 'top up' funding linked to the needs of the individual pupils in the school.

## 5.2 Legal implications

5.2.1 The City Council needs to obtain the relevant planning permissions and enter into the appropriate contractual arrangements for the construction of new schools in line with the requirements of standing orders.

5.2.2 The City Council has a statutory duty under Section 14 of the 1996 Education Act to provide sufficient school places. The consultation and determination arrangements meet the requirements of The Education and Inspection Act 2006 and The School Organisation (Prescribed Alterations to maintained Schools) (England) Regulations 2007 (as amended). Failure to comply with these statutory requirements would leave us unable to expand school places as required, subject to action by DfE or to seek alternative provision outside of the City and independent sector.

5.2.3 Public authority decision makers are under a duty when making decisions to have due regard to 1) the need to eliminate discrimination, 2) advance equality of opportunity between people who share a protected characteristic and those who do not 3) foster good relations between persons who share a relevant protected characteristic and people who do not (public sector equality duty - section 149(1) Equality Act 2010). The applicable protected characteristics are disability, gender reassignment; race, religion or belief, sex; sexual orientation, pregnancy or maternity.

5.2.4 Decision makers must be consciously thinking about these three requirements as part of the decision making process with rigour and with an open mind. The duty to have "due regard", sits alongside the need to take into account budgetary, economic and practical factors. Consideration being given to the potential adverse impacts and the measures needed to minimise any discriminatory effects.

## **6. Other implications**

### **6.1 How will this contribute to achievement of the council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?**

The new school buildings will make a significant contribution to improving outcomes for children and young people as set out in the Council Plan 2016 – 2024. The co-located broad spectrum school will also contribute towards the delivery of the Council's Inclusion and SEN strategy.

### **6.2 How is risk being managed?**

6.2.1 Provision of sufficient school places is included on the Corporate Risk Register. Officers regularly (weekly) review the position in relation to admissions to ensure that there are sufficient places to meet demand.

6.2.2 Following the initial feasibility, an external design team have been appointed for the new building in accordance with Coventry City Council's procurement regulations. This will assist in timely project delivery, ensuring the additional places are ready for September 2017.

### **6.3 What is the impact on the organisation?**

The school and officers will form part of the partnering team together with the external design team and contractor to develop the design and construction of the new Tiverton Primary School.

### **6.4 Equalities / EIA**

6.4.1 The public sector equality duty under Section 149 of the Equalities Act 2010 imposes on decision makers, when carrying out any of its functions, to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations across all of the protected characteristics (which as relates to education are disabilities, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation). "Due regard" requires more than just an awareness of the equality duty. It requires demonstration of a rigorous analysis by the public authority decision maker.

6.4.2 The proposed changes to extend schools and increase admission numbers aims to ensure that all Coventry children have access to education in accordance with their needs. Any revised accommodation changes and admission arrangements take into account the provisions of the Equality Act 2010 in the context of their possible impact on equal opportunities.

6.4.3 The client and design team's decisions and solutions have taken inclusive design seriously right from conception through to occupation. The school has been assessed thoroughly in line with the Equality Act 2010 and meets the requirements of the Building Regulations and relevant British Standards including BS 8300 2009. Specific provisions of inclusion for those who are wheelchair users, sensory, hearing or visually impaired have been included in the design. It will become an effective building management tool ensuring long term accessibility.

6.4.4 An access statement is provided for the school to act as an on-going live document. It documents the initial building approach for the new build and becomes an effective building management tool for the users to ensuring long term accessibility.

## **6.5 Implications for (or impact on) the environment**

The DfE are reviewing their policy on all primary school major new building and refurbishment projects valued at over £500,000 to achieve at least a very good BREEAM (Building Research Establishment Environmental Assessment Method) rating. Areas of measurement are: management, energy use, health and wellbeing, pollution, transport, land use, ecology, materials and water. The authority plans to continue with the principles for this scheme.

## **6.6 Implications for partner organisations?**

The development of the building designs will consider the potential for community use of the facilities.



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People

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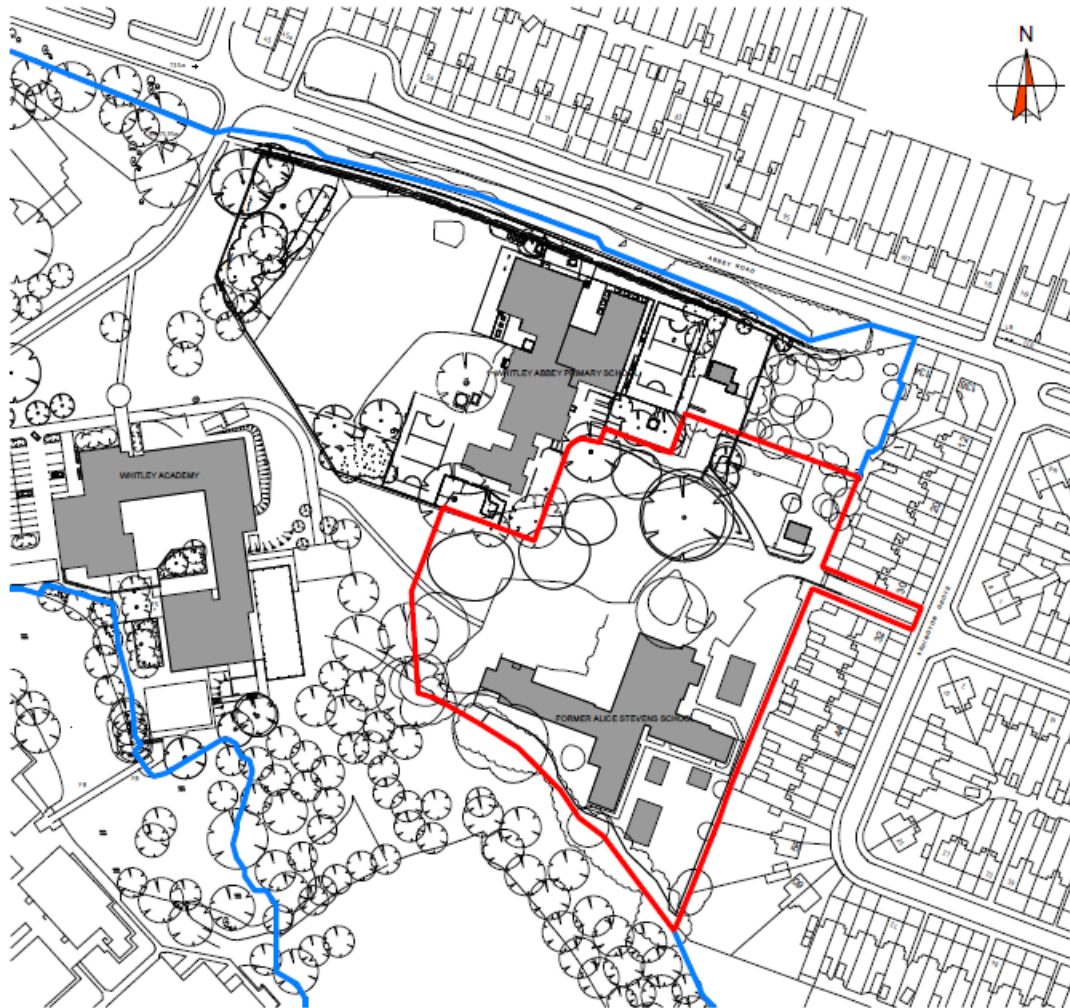
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Martin Purdue	Manager – Project Delivery	Place	06/09/16	07/09/16
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Myran Larkin	Senior HR Adviser	Resources	06/09/16	06/09/16
Lara Knight/Michelle Salmon	Governance Services	Resources	06/09/16	06/09/16
<b>Names of approvers: (officers and members)</b>				
Councillor Maton	Cabinet Member for Education and Skills		06/09/16	
Gail Quinton	Executive Director	People	06/09/16	07/09/16
Kirston Nelson	Director of Education, Libraries and Adult Learning	People	06/09/16	07/09/16

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# SCHEDULE OF DRAWINGS

# APPENDIX 1

## A. Existing Site Plan



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A 23/08/16 Red boundary line NA revised.

rev: date: Comment(s): issued by:



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Client: Coventry City Council  
Job: Twerton SEN Primary School  
Title: Site Location Plan

DRAWING REFERENCE							
Job no:	Orig	Zone	Role	Level	Type	Number	Rev
C2637	IDP	Z1	A	XX	SI	0001	A

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Scale:  
PLANNING  
Scale at A2:  
**1 : 1250**





# D Proposed First Floor Plan



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rev:    date:    Comment(s):    issued by:



client: Coventry City Council  
site: Twerton SEN Primary School  
title: First Floor GA

Rev	DRAWING REVISIONS						
	Job no.	Orig.	Date	Level	Drawn	Checked	Issue
1	150	CONST	ISP	Ph	A	DT	GA 1002

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# E Artist Impression Images



View 1



View 2



View 3



View 4

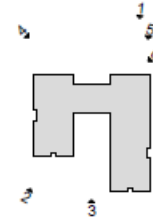


View 5



View 6

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client: Coventry City Council  
Job: Tiverton SEN Primary School  
title: 3D Artists Impressions

DRAWING REFERENCE						
job no:	Orig	Zone	Role	Level	Type	Number
C2637	IDP	Z1	A	XX	3D	4000


Date	Designed	Author	19/04	19/04	Approved	Validity Code
18-07-18	JAH	JW	JAH			

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Status	PLANNING
Scale at A3:	NTS

# SCHEDULE OF ACCOMMODATION

# APPENDIX 2

<b>Schedule of Accommodation</b>	IDP GROUP 27 SPON STREET COVENTRY CV1 3BA T: +44 (0)24 7652 7600 F: +44 (0)24 7652 0434 E: info@idpgroup.com www.westidp.com	
<b>C2637</b>		
<b>Tiverton SEN School</b>		

Net Area				Non-Net Area			
Room Name	Room No.	Floor Level	Area m <sup>2</sup>	Room Name	Room No.	Floor Level	Area m <sup>2</sup>
<b>Basic Teaching</b>			<b>737.8</b>	<b>Sanitary</b>			<b>275.0</b>
Creative Arts	G-007	Level G	36.4	Acc WC	G-010	Level G	3.5
LKS2 classroom	G-020	Level G	66.7	Male Change	G-013	Level G	19.7
LKS2 classroom	G-027	Level G	66.3	Female Change	G-015	Level G	19.5
UKS2 Classroom	G-030	Level G	66.2	Staff Change	G-016	Level G	3.5
UKS2 Classroom	G-037	Level G	65.7	Staff Change	G-014	Level G	3.6
UKS2 PMLD Classroom	G-042	Level G	70.4	Accessible WC	G-018	Level G	3.5
LKS2 PMLD Classroom	G-043	Level G	70.8	WC Lobby	G-021	Level G	6.8
Food Tech	G-051	Level G	32.2	Accessible WC	G-022	Level G	3.4
KS1 PMLD Classroom	G-063	Level G	71.0	Accessible WC	G-023	Level G	3.4
KS1 Classroom	G-064	Level G	65.5	Accessible WC	G-024	Level G	3.4
KS1 Classroom	G-071	Level G	66.2	Accessible WC	G-025	Level G	3.4
Foundation Classroom	G-074	Level G	65.5	WC Lobby	G-026	Level G	6.9
Foundation Classroom	G-076	Level G	65.7	WC Lobby	G-031	Level G	6.8
<b>Learning &amp; Therapy</b>			<b>287.5</b>	Accessible WC	G-032	Level G	3.4
Small Group Room	G-028	Level G	15.2	Accessible WC	G-033	Level G	3.4
Small Group Room	G-029	Level G	15.6	Accessible WC	G-034	Level G	3.4
Library	G-052	Level G	45.8	Accessible WC	G-035	Level G	3.4
Small Group Room	G-072	Level G	17.0	WC Lobby	G-036	Level G	6.9
Small Group Room	G-073	Level G	16.7	Hygiene Suite	G-040	Level G	23.7
Calm Room	G-005	Level G	8.9	Hygiene Suite	G-044	Level G	23.7
Swimming Pool	G-011	Level G	76.9	Hygiene Suite	G-062	Level G	23.5
Soft Play	G-053	Level G	30.4	WC Lobby	G-065	Level G	6.7
Soft Play Entrance	G-053A	Level G	6.6	Accessible WC	G-066	Level G	3.4
Sensory Integration	G-057	Level G	16.6	Accessible WC	G-067	Level G	3.4
Large Sensory Room	G-095	Level G	21.5	Accessible WC	G-068	Level G	3.4
Physiotherapy	F-003	Level 01	16.3	Accessible WC	G-069	Level G	3.4
<b>Halls and Dining</b>			<b>234.7</b>	WC Lobby	G-070	Level G	6.5
Flexible Group Area	G-039	Level G	41.2	Hygiene Suite	G-075	Level G	28
Flexible Group Area	G-046	Level G	41.2	Hygiene Suite	G-078	Level G	17.8
Main Hall	G-050	Level G	67.1	Accessible WC	G-084	Level G	3.7
Flexible Group Area	G-060	Level G	42.5	Staff WC	G-097	Level G	2.4
Flexible Group Area	G-077	Level G	42.7	Staff WC	G-098	Level G	2.4
<b>Staff Room</b>			<b>227.9</b>	Acc WC	F-010	Level 01	3.7
Liaison	G-002	Level G	14.5	Female WC	F-014	Level 01	11.4
Deputy	G-003	Level G	9.3	<b>Kitchen</b>			<b>40.7</b>
Nurse	G-004	Level G	16.3	Kitchen	G-019	Level G	37.2
Head's Office	G-082	Level G	12.8	Staff Change	G-093	Level G	3.5
Reception	G-083	Level G	19.5	<b>Other</b>			<b>834.6</b>
Parents Room	F-001	Level 01	14.1	Lobby	G-001	Level G	13.3
Visit. Professional Office	F-002	Level 01	9.1	Plant	G-008	Level G	12
ICT Tech Office	F-005	Level 01	9.7	Circulation	G-017	Level G	9.9
SSO Office	F-006	Level 01	14.1	Waiting Area	G-054	Level G	14.1
Meeting Room	F-016	Level 01	29.7	Circulation	G-055	Level G	47.1
Staff Prep	F-012	Level 01	16.8	Circulation	G-085	Level G	28.3
Staff Room	F-013	Level 01	62.0	Circulation	G-087	Level G	78
<b>Storage</b>			<b>211.8</b>	Circulation	G-088	Level G	48
Store	G-006	Level G	9.9	Circulation	G-089	Level G	75.9
Store	G-009	Level G	7.5	Circulation	G-090	Level G	18.5
W'chair Store	G-012	Level G	5.3	Staircore	G-091	Level G	32.8
Store	G-038	Level G	15.5	Small Hall	G-092	Level G	33.5
Store	G-041	Level G	14.1	Lift	G-094	Level G	3.9
Store	G-045	Level G	11.8	Circulation	G-096	Level G	72.6
Store	G-047	Level G	15.8	Plant	F-007	Level 01	35.2
Store	G-048	Level G	9.6	Plant	F-008	Level 01	15.4
Store	G-049	Level G	9.6	Maintenance Walkway	F-009	Level 01	33.6
Store	G-056	Level G	8.3	Circulation	F-018	Level 01	83.6
External Store	G-058	Level G	9.6	Circulation	F-017	Level 01	16.4
Store	G-059	Level G	17.8	Circulation	F-021	Level 01	11.3
Store	G-061	Level G	11.8	Partitions	n/a	n/a	151.2
Store	G-079	Level G	10.3	<b>Total Areas</b>			
Store	G-080	Level G	10.3	Total Net Area		1699.7	
Laundry / Cleaners	G-081	Level G	7.7	Total Non-Net Area		1150.3	
Cleaners Store	F-004	Level 01	7.5	<b>Total Gross Internal Area</b>		<b>2850.0</b>	
Archive Store	F-011	Level 01	6.8				
Resources Store	F-015	Level 01	22.6				