

**TELFORD & WREKIN COUNCIL**

**CABINET – 15 SEPTEMBER 2009**

**PLANNING OF SCHOOL PLACES: BOROUGH TOWNS INITIATIVE – SPORTS & LEARNING COMMUNITY**

**JOINT REPORT OF THE HEAD OF PROPERTY & DESIGN, HEAD OF COMMISSIONING FOR LEISURE AND CULTURE AND THE HEAD OF BSF, RESOURCES & SOCIAL REGENERATION.**

**1. Purpose**

- 1.1 The purpose of the report is to seek approval for a number of changes to the Outline Business Case (OBC) which sets plans for the transformation of learning 11-18 through the national Building Schools for the Future Programme, known locally as Borough Towns Initiative – Sports & Learning Community (formerly Campus Telford & Wrekin). This programme supports the Council in delivering one of its main priorities “the development of high quality and sustainable borough wide sports & learning provision”. An extract from the OBC showing the programme and phasing is shown at Annex 1 and Annex 2.

**2. Recommendations**

**Cabinet is recommended to:**

- 2.1 **Approve the renaming of the programme from Campus Telford & Wrekin to Borough Towns Initiative – Sports and Learning Community (BTISLC);**
- 2.2 **Approve the Phoenix School (part of the Dawley Sports & Learning Community) as a new build school on a site to be agreed by the Borough Towns Initiative – Sports & Learning Community (BTISLC) Project Board (formerly BSF Project Board) or Corporate Director: Children and Young People in consultation with the Cabinet Member for Children & Young People and Cabinet Member for Regeneration;**
- 2.3 **Approve the proposals to add an indoor tennis centre to land adjacent to Hadley Learning Community site and delegate authority to the Corporate Director: Adults & Community Wellbeing in consultation with the Cabinet Member for Leisure & Culture, to submit a Stage 2 funding application to the Lawn Tennis Association in December 2009;**

- 2.4 RECOMMEND to COUNCIL approval of a total capital budget of £1.66m, being £1.16m co-location grant funding allocated from the DCSF and the balance from the Lawn Tennis Association in respect of the tennis facility above;**
- 2.5 Approve the proposals for the provision of a network of Borough wide Community Leisure facilities as part of the Council's commitment to creating a Sport and Learning Community as outlined in section 5.2 and approve the ongoing engagement with national governing bodies of sport in relation to these proposals;**
- 2.6 To note progress of the procurement of a framework contractor for the sample scheme at Abraham Darby Sport & Learning Community.**

### **3. Summary**

- 3.1 The Council has previously approved remodelling of the Phoenix School when approving the Outline Business Case in November 2008. Since this time additional funding has been identified which can be used to support the rebuild as opposed to remodelling of the Phoenix School.
- 3.2 Borough Town Initiative – Sports & Learning Community (BTISLC) proposals also include for substantial new build or refurbishment of leisure and community facilities as part of the Council's commitment to creating quality, accessible and sustainable sports and learning provision throughout the Borough. The opportunity has been taken to include a number of new initiatives within these proposals, the most significant of these being a joint venture with the Lawn Tennis Association (LTA) at Hadley Learning Community (HLC) to create Telford's only indoor tennis centre.
- 3.3 The opportunity has also been taken to update Cabinet of progress being made with the BTISLC Programme.

### **4. Previous Minutes**

- Cabinet, 24 November 2008 [CB – 94] – Planning of School Places: Campus Telford & Wrekin
- Cabinet, 10 December 2007 [CB – 79] – Borough Sports & Leisure Facility Strategic Framework 2007 - 2027

### **5. Information**

#### **5.1 Phoenix School**

- 5.1.1 In November 2008 Cabinet approved the OBC for BTISLC (Campus Telford & Wrekin). This included provision for four newly built Sport & Learning communities at:

- Abraham Darby – Abraham Darby Academy and Woodlands Primary School
- Stirchley – The Lord Silkin School, Three Oaks and Stirchley primary Schools
- Priorslee – Wrockwardine Wood Performing Arts College
- Oakengates – The Sutherland Business and Enterprise College

5.1.2 Cabinet agreed that officers should explore further options for rebuild including The Phoenix School in Dawley to create a sports & learning community which includes new leisure facilities. The school is currently situated in Manor Road, Dawley and is adjacent to Captain Webb Primary School, a small satellite children's centre and a youth centre.

5.1.3 Based upon an initial assessment of cost (using the existing site) and available income it is concluded that new build is feasible. For each BTISLC site the OBC sets out the detailed option appraisal process we have followed. This process has scored the impact of each option against a range of criteria. New build schools score in excess of 90% i.e. it can be demonstrated that they will achieve transformation across a range of criteria. The Phoenix school as a remodelled school achieved a score of 47%.

5.1.4 As Captain Webb Primary School lies at the heart of its defined attendance area, there are currently no proposals for the rebuild of Captain Webb Primary School or the satellite children centre.

5.1.5 Three options have been identified for rebuilding the secondary school; two on the present site adjacent to the primary school and satellite children's centre and a further option relocating the school and leisure facilities onto a site adjacent to Dawley High Street. Benefits of the latter include improved vehicular access (including access to public transport), links to health services, less disruption to the existing school during the construction period, the ability to introduce indoor leisure facilities into the centre of Dawley which will allow greater use by the community with the ability to create new playing fields in a location where they are at a premium, the introduction of a greater footfall into Dawley High Street which will help support the local retail economy, and the ability to create a focal point within the centre of Dawley. The development of the adjacent site would allow a closer tie with the Council's wider strategy for the regeneration of one of Borough Towns. Relocating Phoenix into the centre of Dawley will be the catalyst to regenerate the town and ensure the school is at the heart of the community.

5.1.6 Discussions have taken place with the Telford Hornets Rugby Club around their future aspirations and they have expressed an interest in working closely with the proposed Dawley Sports & Learning Community if the school is relocated adjacent to the high street and hence nearer to their existing club base.

5.1.7 The Phoenix School is currently scheduled to be remodelled as part of the first phase of BTISLC projects following the sample scheme alongside

development of the Lakeside Sports & Learning Community in Stirchley. Construction is expected to start in 2011. The OBC set out the rationale for phasing. It has taken into account school attainment and the possible impact of blight caused by other nearby new build Sports & Learning Community. Hence The Dawley Sports & Learning Community (Phoenix School) and Lakeside Sports & Learning Community (Lord Silkin School) follow (as phase 1) the new build of Abraham Darby and Madeley Sports & Learning Communities (including two new build Academies).

5.1.8 A feasibility study is being undertaken to assess possible implications on timescale, cost and benefits of all options. An initial assessment suggests that this option to locate in the Borough town is viable within the parameters of the OBC. Final analysis will be presented to the BTISLC Project Board in September. The preferred option will be tested with a range of stakeholders ahead of submitting an outline planning application.

5.1.9 It should be noted that Partnership for Schools (PfS) must approve any change to our Outline Business Case. They have indicated they would support a move to new build for The Phoenix School.

## 5.2 Sports Facility Strategy

5.2.1 Cabinet approved a Sports Facility Framework in December 2007 (to be revised in 2009 to reflect our greater aspirations). This framework was established in support of our strategy to create a borough wide sports & learning community. Proposals for community and school sports facilities included within the approved BTISLC (formerly Campus Telford & Wrekin) Outline Business case include:

### Abraham Darby Sports & Learning Community

<b>Community Leisure Proposals:</b> <i>(funded through non BSF funds)</i>	<b>Education Proposals/Vision</b> <i>(funded through BSF funds)</i>
25m x 10m swimming pool and wet changing	Playing Field upgrades and outdoor changing
Whole life health & fitness suite and dry changing	4 Court Sports Hall and indoor changing
	Dance/Aerobics Studio

### Dawley Sports & Learning Community

<b>Community Leisure Proposals:</b>	<b>Education Proposals/Vision</b>
Whole life health & fitness suite and dry changing	Sports Hall accommodating trampolining and volleyball technical requirements, with spectator viewing gallery and indoor changing
	Playing Field upgrades and outdoor changing

## Lakeside Sports & Learning Community

Community Leisure Proposals:	Education Proposals/Vision
Refurbished Gymnasium incl. store provision	Sports Hall and changing room refurbishment
1st Floor Mezzanine level whole life health and fitness suite	Multi-Use Games Areas
Refurbished Dance/Aerobics Space	Sports Science Room
New 1st floor community changing rooms	Climbing Room
Co-location of library & leisure	
New entrance	

## Oakengates Sports & Learning Community

Community Leisure Proposals:	Education Proposals/Vision
Sports Hall Refurbishment	Awaited - Next Phase
Improvements to circulation space	
Pool Refurbishment	
aspirations/nRGIZE Refurbishment	
Work to External Elevations	

## Newport Sports & Learning Community (Burton Borough Site)

Community Leisure Proposals:	Education Proposals/Vision
Swimming pool and wet changing	Awaited – Future Phase
Whole Life Health & Fitness Suite and dry changing	

5.2.2 As each phase comes forward further work will be undertaken within sports & learning communities resulting in the production of a detailed brief. As highlighted below we are committed to working with other National Governing Bodies for sport and leisure to identify further opportunities for including new sustainable facilities within each sports & learning community. Currently this work includes:

- Abraham Darby Sports & Learning Community - Currently investigating opportunities for Cricket specialism through the England & Wales County Cricket Board (ECB)
- Dawley Sports & Learning Community - Currently investigating opportunities for BMX, Volleyball and Trampoline , Rugby / Rugby League specialism's with appropriate NGBs
- Lakeside Sports & Learning Community (Stirchley) - Currently investigating opportunities for cycling, orienteering and angling specialism's with appropriate NGB's
- Priorslee Sports & Learning Community – currently investigating opportunities for sailing with the appropriate governing body
- Discussions are also ongoing with Basketball and Netball about their continued interest in facility development within the Borough.

5.2.3 These proposals complement new facilities due to be available to the community during 2010 at Madeley Academy. A Community Use Agreement is in place for the following Academy Facilities:

- Sports Hall
- Dance Studio
- Fitness Suite
- Grass Pitches
- Tennis Courts
- Synthetic Turf Pitch

5.2.4 An opportunity has arisen through dialogue with the Lawn Tennis Association, Hadley Learning Community (HLC), Interserve and partners to develop an indoor community tennis centre in Hadley. This facility will be the Borough's only indoor tennis centre. As a community pay and play facility the tennis centre will significantly enhance the current leisure facilities and increase community usage of facilities at HLC. The nearest similar community facility is located in Tipton - an hours drive from Telford. The centre would include an eight court centre – 4 floodlit all weather outdoor courts and a 4 court indoor tennis centre.

5.2.5 The LTA regards the centre as a key part of their capital programme for 2010/11. Following submission of a Stage 1 application the LTA has agreed in principle to support the project. The Council must now submit a detailed Stage 2 application demonstrating that the project is deliverable. If successful it is anticipated that the new facility would be available for school and community use in the summer of 2010.

### **5.3 Borough Towns Initiative - Sports & Learning Community (former Campus Telford & Wrekin) Project Update**

5.3.1 The procurement process is well underway to procure the sample scheme – Abraham Darby Sports & Learning Community. Designs have been received from two construction companies; Kier Education and Wilmot Dixon Construction. The preferred bidder will be selected and approved by a robust evaluation process that actively involves a wide range of representative participants; including a pupil panel and a community forum. The BTISLEC Project Board will consider the results of the evaluation process with the preferred bidder being announced later this year. A report will be presented to Cabinet early next year seeking approval to the Final Business Case (a precursor to contract signature and works actually starting on the ground). The next two phases of sports & learning communities are currently working on their vision statements in 'read view' for working with the successful bidder later this year.

5.3.2 All of the above is linked to the drive to improve educational outcomes across all key stages working closely with schools and other partners in sport & learning communities. This will have the benefit of reducing the number of young people who become NEET linked to the expansion of our post 16 provision across the borough.

5.3.3 Three of our schools (two sports & learning communities) have been identified (out of a possible five across the country) for a research and development project entitled “Space for Personalised Learning”. This will involve some of the country’s leading educationalists, strategic designers and IT companies in research and developing solutions for special interventions that support the transformation of our learning communities supporting improvement in attainment and other Children’s Trust priorities.

5.3.4 The successful work of Telford Culture Zone and Find Your Talent in promoting art and culture across the borough has highlighted their importance in raising attainment. Research shows that poor quality arts and cultural activity has a negative impact on young people, their achievements and aspirations. We will ensure that arts and culture are properly incorporated into the learning community brief.

## **6. Equality & Diversity**

6.1 All new learning communities built as part of the BTISLEC programme will fully comply with the Disabled Discrimination Act (DDA) legislation.

6.2 Additional facilities will open up access and increase participations; in some cases, in sports not tried before.

## **7. Environmental Impact**

7.1 The disposal of land will allow the regeneration of the specific areas through residential development and associated new infrastructure and facilities. The new buildings will also be more energy efficient with the aim of achieving at least a ‘Very Good’ BREEAM rating, and provide a carbon reduction of 60% based on the Building Regulations 2002 standards.

## **8. Legal Comment**

8.1 The Council has powers to develop the indoor tennis centre at HLC under Section 19 of the Local Government (Miscellaneous Provisions) Act 1976.

8.2 There are a number of risks affecting deliverability of the tennis centre arising out of the land being owned by a Charitable Trust and also being subject to the existing Private Finance Initiative (PFI) agreement with the provider at HLC. Work is ongoing to seek the consent of the Charity Commission to the proposals and to establish the costs of altering the PFI agreement with Interserve PLC.

8.3 The Council will need to seek formal approval from Partnerships for Schools (PFS) to make the proposed amendments to the Outline Business Case. PFS have indicated that they are likely to support these proposals subject to them not giving rise to any significant delay.

## **9. Links with Corporate Priorities**

9.1 Our proposals for BTISLC (formerly Campus Telford and Wrekin) are a key element in the delivery of each of the six priorities of the Local Strategic Partnership.

## 10. Opportunities and Risks

10.1 The opportunities and risks associated with the proposal for Phoenix School new build have been identified and assessed. Additional risks include “funding fails to materialise” and “risk of delay from alternative site”. Arrangements will be put in place to manage the risks and maximise the opportunities that have been identified.

## 11. Financial Implications

### Phoenix School

11.1 The capital cost of constructing a new school on the existing Phoenix School site has been estimated at £21.8m by Mott MacDonald, the Council’s external technical consultant for this programme. The cost produced is £6.5m greater than the remodelled proposal included in the Outline Business Case (OBC) which was submitted to Partnerships for Schools (PfS) and DCSF. Table 1.0 demonstrates the Council’s proposals to fund the additional cost and deliver an affordable project.

**Table 1.0: Affordability of Phoenix School new build proposal**

	£m
Estimated new build cost – existing site	21.8
Funded from -	
BSF resource allocated to Phoenix School in OBC	15.3
BSF programme contingency (earmarked for new build)	4.8
Capital receipt available from existing site – i.e. existing school footprint land	0.8
Learning Community Transformation target	0.6
Saving on contribution to lifecycle sinking fund	0.3
<b>Total Funding</b>	<b>21.8</b>

### Tennis Centre

11.2 The capital cost of the Tennis Centre is in the region of £1.66m, of which £500,000 (£300,000 grant and £200,000 loan) is proposed to be funded by the LTA with the balance of the capital build cost to be met from the DCSF cross government co-location monies, see Table 2.0.

**Table 2.0: Tennis Centre affordability**

	£m
Estimated capital cost	1.7

Funded from -	
LTA – grant & loan	0.5
Co-location grant	1.2
<b>Total Funding</b>	<b>1.7</b>

- 11.3 In order to satisfy LTA Stage 2 bid requirements, the Council will need to meet a number of criteria prior to submission, including : appointment of a design team, securing full planning permission, identifying a coaching operator and ensuring all legal negotiations can be completed prior to construction. The estimated cost of achieving the criteria is approximately £75k and this has been factored into the above affordability analysis. However, there is a risk that if the bid is unsuccessful at Stage 2 then the costs incurred will not be covered by the funding identified.
- 11.4 A revenue model, which demonstrates the sustainability of the tennis centre has been prepared by external consultants and reviewed by council officers. Included in the model are the loan repayments to the LTA. The model will continue to be refined as appropriate as part of the LTA Stage 2 submission process.

### **Leisure Proposals**

- 11.5 The Cabinet Report issued 24<sup>th</sup> November 2008 entitled ‘Planning of School Places: Campus Telford and Wrekin’ and the Building Schools for the Future Outline Business Case detailed the Councils proposal to rebuild or remodel/refurbish a number of leisure facilities throughout the Borough. These proposals are outlined in paragraph 5.2.1. The estimated capital costs for delivering these works is £10.4m. These projects will be funded through contribution from the Primary Care Trust for the Whole Life Health and Fitness suites, capital receipts and grants with the latter phases to be met through future budget strategy.

## **12. Ward Implications**

- 12.1 All Ward Members are affected by recommendations 2.4, 2.5
- 12.2 There are specific recommendations for a number of wards as follows:

<b>Ward Members</b>	<b>Councillor Helen Williams</b> <b>Councillor Adrian Williams</b> <b>Councillor Vic Tonks</b> <b>Councillor Kuldip Sahota</b> <b>Councillor Phil Homer</b>	} <i>Recommendation 2.1</i> <i>Phoenix School</i>
	<b>Councillor Keith Austin</b> <b>Councillor Malcolm Smith</b> <b>Councillor Roger Aveley</b>	

**Report prepared by:**

**Clive Jones, Head of BSF Resources and Social Development (Tel : (3)80900)**

**David Sidaway, Head of Property and Design (Tel: (3)84300)**

**Jonathan Rowe, Head of Commissioning Leisure & Culture (Tel (3)82900)**

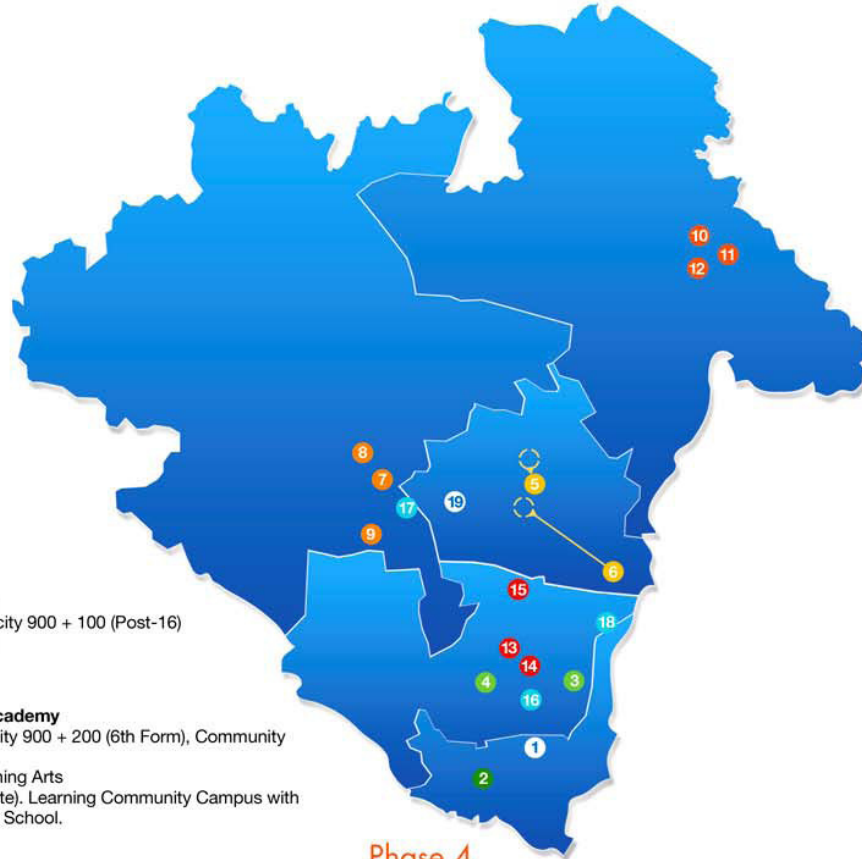
**Annex 1**

**Extract from Outline Business Case – November 08**

**Annex 2**

**Extract from Outline Business Case – November 08**

## Annex 1 - Extract from Outline Business Case – BTISLC (Campus Telford & Wrekin) The Projects (Nov 08)



### Outside BSF

- 1 Madeley Academy**  
11- 18 years, Capacity 900 + 100 (Post-16)  
Specialism: Sports

### Phase 0

- 2 Abraham Darby Academy**  
11-18 years, Capacity 900 + 200 (6th Form), Community Cluster Base  
Specialism: Performing Arts  
Rebuild (adjacent site). Learning Community Campus with Woodlands Primary School.

### Phase 1

- 3 The Lord Silkin School (Community School - Trust)**  
11-16 years, Capacity 750 + 200 (Post-16)  
Rebuild on existing site. Learning Community Campus with Stirchley Primary and Three Oaks Primary Schools.
- 4 The Phoenix School (Community School - Trust)**  
11-16 years, Capacity 1050, Community Cluster Base  
Remodelling. Learning Community Campus with Captain Webb, Children's Centre and Satellite Children's Centre.

### Phase 2

- 5 The Sutherland Business & Enterprise College**  
(Community School - Trust)  
11-16 years, Capacity 600  
Rebuild (New Site). Relocation to Oakengates Leisure Centre.
- 6 Wrockwardine Wood Arts College**  
(Community School - Trust)  
11-18 years, Capacity 1050 + 150 (Post-16)  
Specialism: Performing Arts  
Rebuild (New site in Priorslee Area) 11-18 years Learning Campus in partnership with HE/FE Providers.

### Phase 3

- 7 Blessed Robert Johnson Catholic College**  
(Voluntary Aided School)  
11-18 years, Capacity 700 + 106 (6th Form)  
Remodelling. Learning Community Campus with St Patrick's Catholic Primary School.
- 8 Charlton School (Foundation School)**  
11-16 years, Capacity 1175  
Specialism: Science  
Remodelling. Learning Community Campus with Dothill Primary School.
- 9 Ercall Wood Technology College (Foundation School)**  
11-16 years, Capacity 900, Community Cluster Base  
Specialism: Technology, Vocational (Construction)  
Remodelling. Learning Campus with Short Wood Primary School, additional Sports Facilities.

### Phase 4

- 10 Adams' Grammar School (Voluntary Aided School)**  
11-18 years, Capacity 500 + 260 (6th Form)  
Specialism: Technology, Languages, Vocational  
Remodelling - New boarding accommodation.
- 11 The Burton Borough School (Community School)**  
11-18 years, Capacity 1080 + 150 (Post-16), Community Cluster Base  
Specialism: Performing Arts  
Remodelling. Extra Class Bases, additional Sports Provision.
- 12 Newport Girls' High School (Community School)**  
11-18 years, Capacity 280 + 140 (6th Form)  
Specialism: Maths, Computing  
Remodelling. Learning Community Campus with Moorfield Primary School.

### Phase 5

- 13 Mount Gilbert Special School (Community School)**  
11-16 years, Capacity 50  
Refurbishments
- 14 Southall Special School (Community School)**  
11-16 years, Capacity 160  
Refurbishments and new Sports Hall
- 15 Thomas Telford School (CTC)**  
11-18 years, Capacity 840 + 400 (6th Form)  
Minor works. Additional sports facilities

### Pupil Referral Units

- 16 Aqueduct Medical PRU**
- 17 Pathways, King Street, Key Stage 4 PRU**
- 18 rEvolution, Stafford Park, Key Stage 3/4 PRU**

### ICT Only

- 19 Hadley Learning Community - Secondary phase**
- 19 Hadley Learning Community - The Bridge Special School**

## **Annex 2 – Extract form the OBC – The Construction Programme**

- 1.2.6 An indicative construction programme is shown in Table 1D, below. This shows construction works commencing at the sample school, Abraham Darby Academy, in February 2010. It is anticipated that the new school building will be available early in the Academic Year 2011/2012.

**Table 1D : Indicative Construction Programme**

<b>School</b>	<b>Construction Start</b>	<b>Construction End</b>
<b>Sample School</b>		
Abraham Darby	Mar 2010	Academic Year 2011/2012
<b>Phase 1</b>		
The Lord Silkin School	Jan 2011	Jan 2013
The Phoenix School	Jan 2011	Dec 2013
<b>Phase 2</b>		
The Sutherland Business & Enterprise College	Jan 2012	Jan 2014
<i>Wrockwardine Wood Arts College</i>	<i>Jan 2012</i>	<i>Jan 2014</i>
<b>Phase 3</b>		
Blessed Robert Johnson Catholic College	Jan 2013	Oct 2015
Charlton School	Jan 2013	May 2016
Ercall Wood Technology College	Jan 2013	Jul 2016
<b>Phase 4</b>		
Adams' Grammar School	Jan 2014	Jan 2016
The Burton Borough School	Jan 2014	Mar 2017
Newport Girls' High School	Jan 2014	Jul 2015
<b>Phase 5</b>		
Mount Gilbert Special School	Jan 2015	Jan 2016
Southall Special School	Jan 2015	Jan 2016
Thomas Telford School	Jan 2015	Jan 2016

- 1.2.7 It is recognised that at this stage, these dates can only be target dates and will therefore be subject to discussion with bidders during the procurement phase of this programme