

Development...

Carre's Grammar School

Report on Feasibility and Sequential Testing



WIVERTON

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## INTRODUCTION

Wiverton has been appointed by Carre's Grammar School (hereafter CGS) to review and provide recommendations around the property strategy needed to accommodate the current need and the aspirational growth of the school. This growth is a function of the ongoing and anticipated growth of Sleaford. Other factors include the recent change to Multi Academy Trust (MAT) status and its inclusion of the Kesteven and Sleaford Girls High School (KSHS) with the longer term growth aspiration to take each of the two schools from four Forms of Entry (FE) for each school to five Forms of Entry for each school. The proposal is that a new integrated facility will be provided as the current split site solution is sub optimal academically and in terms of operational costs.

This report considers at an initial high level how the immediate real estate needs are to be accommodated, providing further thought to the medium and longer term positioning of the school within the town.

The key drivers of this exercise are to ensure that there is sufficient capacity now within the wider estate; to ensure that compromised education facilities do not impact on the quality of teaching; that there is proposed accommodation to facilitate medium term need; and the longer term demands of the school, which may include relocation.

A review of alternative locations for the school has been undertaken as part of this instruction. Whilst this element of the report follows the principles of a sequential test it is not an exhaustive test in planning terms as the geography of that work has been defined by what would be acceptable to CGS.

The key aspiration of the MAT is for there to be a single secondary school campus allowing for the provision of secondary and sixth form education. To ensure the current structure of the joint sixth form is retained, detailed site evaluations have been carried out having locational regard to St George's School. Further options regarding the growth of CGS are considered in terms of the incorporation of other schools within the MAT.

## 1. CARRE'S GRAMMAR SCHOOL MULTI ACADEMY TRUST – STRATEGIC OBJECTIVES

CGS has operated a school within Sleaford since 1604 and is undergoing a period of growth and change in line with the ongoing expansion of Sleaford. CGS is focussed on the delivery of an expanded offer to Sleaford and North Kesteven district.

It is intended that as part of the proposed growth of the school a number of key considerations and themes are to be met.

As part of the instruction we have reviewed and confirmed a series of themes which CGS is promoting. These include:

1/ Growth within Sleaford and North Kesteven to support the circa 4,000 new homes anticipated in the Forms of Entry;

2/ Partnership working with local schools, in particular St George's through the Sleaford Joint Sixth Form (SJSF);

3/ Integrated 'all through' education from 5-19 year olds;

4/ Robust recruitment of pupils;

5/ Re-investing operational savings of the MAT into education and allowing to enhance the estate;

6/ A requirement to remain in or very close to Sleaford town centre building on the historical relationship with the town and continuing to partner with other local schools, notably St George's, for curriculum delivery at sixth form level;

7/ Consideration being given to the development of a 'hub and spoke' model of local primary schools, including new build schools affiliated to CGS.

## 2. GROWTH MODEL – CORPORATE STRUCTURE & DELIVERY

CGS's aspiration is to deliver growth in pupil spaces within Sleaford. This is the provision of a further four Forms of Entry at CGS and **Kesteven & Sleaford High School (KSHS)** from years 7 to 11 (GCSE). In total this is circa a further four Forms of Entry across five year groups, or circa 20 classes comprising approximately 30 pupils (600 pupils), within the existing school establishments.

In order to provide the corporate structure for this expansion CGS has become a Multi Academy Trust, the Robert Carre Trust (RCT). The new Multi Academy Trust was established on 1st September 2015 when Kesteven and Sleaford High School Selective Academy joined the Trust. This provides an opportunity for there to be shared working academically as well as generating an integrated leadership structure, enabling the creation of economies of scale which allows for reinvestment in education.

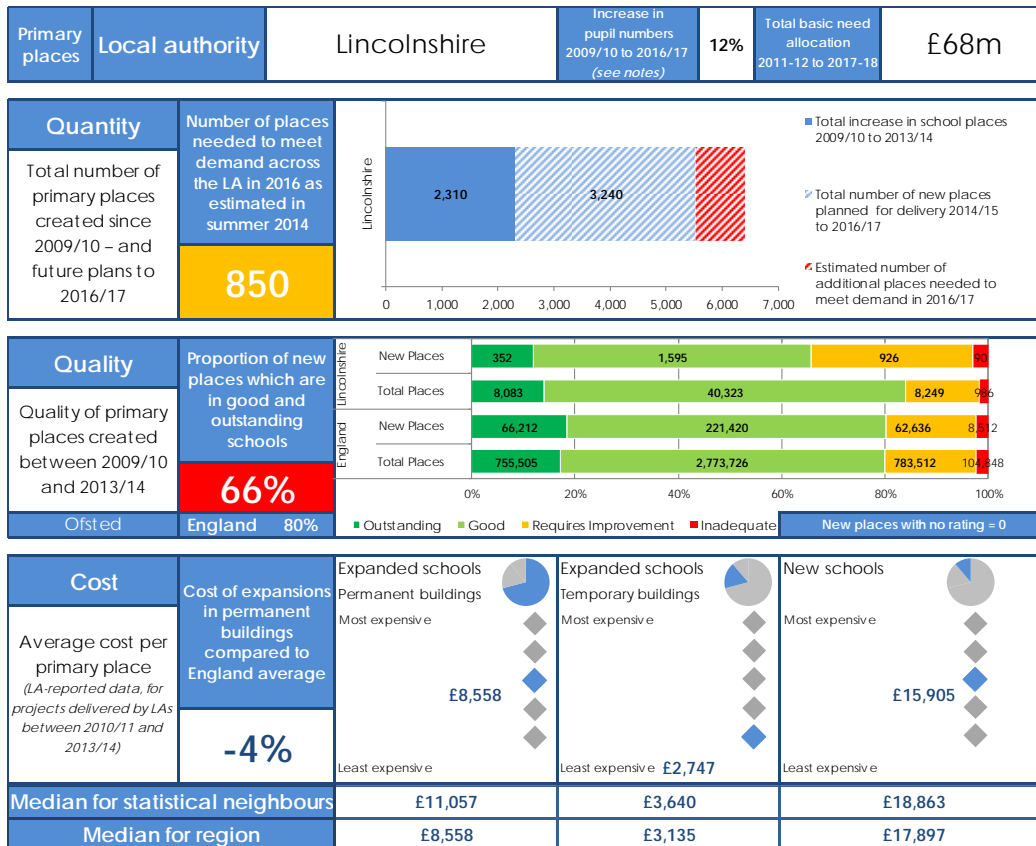
The structure of a Multi Academy Trust also allows for the inclusion of further schools under the central Trust model. The key benefits of this corporate structure are:

- 1/ Integrated 'lean' leadership;
- 2/ Fulfilling a legal requirement for the incorporation of further schools to link the CGS 'feeder' schools formally;
- 3/ Integration of teaching across school site providing a broader curriculum offer, further building on the Sleaford Joint Sixth Form model;
- 4/ Providing a broader skills base from which to further support local primary schools;
- 5/ Creating increased opportunities of scale in both operational cost and engagement with the supply chain and funders;

As such the RCT platform will enable growth and it has taken the first step by integrating KSHS as of September 2015.

### **Sleaford and North Kesteven – Current Basic Need**

At county level this is best captured by the *Basic Need Scorecard* which is set out below:



The data was collected in summer 2014 and reflects the position at the time. This is the second time that LAs have provided data on the cost of new places and their future plans to create places. As with any new data collection, there may be inconsistencies in the data. See the technical annex for methodology and assumptions used for each measure.

Source – DfE 2015 – <https://www.gov.uk/government/publications/primary-school-places-local-authority-basic-need-scorecards-2014>

At a local level, there is an increased level of detail in respect of the primary schools growing in the County.

However, much of the anticipated growth is as a function of anticipated population growth in the town.

### Sleaford & North Kesteven - Projected Basic Need and population growth

In 2010 North Kesteven District Council (NKDC) in partnership with Lincolnshire County Council (LCC) and the Homes and Communities Agency (HCA) commissioned Gillespie's to develop a long term vision for Sleaford. This is known as a 'Forms of Entry', it sets out a framework and strategy for change and growth of the town over the next 20 to 25 years.

This document is relevant as it is supportive of the growth of education provision in Sleaford and helps to define the appropriate land uses for various sites in and around the town, as set out in the Options Test section.

In summary it is envisaged that Sleaford may need to accommodate 4,000 dwellings over the next 20-25 years. In terms of schools the Forms of Entry reserves that Sleaford's high quality education is supported and suggests the relocation of one or more of the landlocked secondary schools in the town.

The Forms of Entry addresses how to accommodate the proposed residential and population growth within the town over this period. One of the principal requirements is the delivery of further schools.

Clearly there may be opportunities to capture this need within existing educational establishments and through the comprehensive delivery of a new campus for the CGS MAT. This will prove more cost effective operationally and will maximise land availability for alternative development.

Furthermore, the Forms of Entry illustrates that an additional secondary school and two primary schools are required. Given the operation of the CGS MAT, if there is an aspiration to pursue growth via a hub and spoke model it may be appropriate to enter into an agreement with NKDC and LCC allowing it to be the Operator of choice for named 'new' schools. This can apply whether new schools are delivered by S106 funds or via the Free Schools route.

Time series census data suggests an historical expansion of the resident population:

1991 – 10,388

2001 – 15,219

2011 – 17,359

*Source: Census*

Reliable population growth data is remarkably difficult to find, this said common sense suggests that as the UK's population expands so too will Sleaford, the degree and extent is uncertain. What is apparent however is a significant differential between the aspirational housing delivery (by the Local Authority) between now and 2030, and the historic population growth over the past 24 years, suggesting that 4,000 new homes is unlikely to be delivered.

Regardless of whether the housing numbers are met, the CGS entrance exams are over-subscribed relative to the number of places, it is anticipated that minor adjustments to entry criteria would ensure that an eight, **nine or ten form** of entry school **on the new site** will be viable.

### 3. SHORT-TERM STRATEGY

For the immediate term, the MAT will have to address the instant capacity and educational requirements of the schools across **two sites with eight form entry (4 at each site)**. It is essential to maximise the operational effectiveness and efficiencies of the KSHS and CGS estates. Currently located at opposite ends of the town centre there will be pressure on finances, resource and staffing. To be operationally effective it is recommended that there is an occupational and operational review is carried out.

This review will be undertaken by consultants to review how the schools operate, including the capacities of classes and the efficiency of teaching spaces. It will review how sports and recreation are delivered and whether it should be split or joint and how this interlinks with the timetabling.

The output of this exercise may require some degree of remodelling to be undertaken to the current estate to drive efficiency for the short to medium term.

In conjunction with the proposed accommodation review, it is recommended that land identified within the long term strategy is secured by way of option agreement. This will ensure deliverability of the overall strategy and give certainty to the project at an early stage.

Further activities to support the expansion of CGS may include:

#### I. Inclusion and support of primary schools

CGS have an ongoing outreach **programme** to support a number of existing primary schools within the area. It is understood that this will be developed more formally and that there have been informal expressions of interest from some primary schools in joining the MAT.

#### II. Free Schools – growth

As part of the aspiration it is suggested that consideration be given by CGS to submitting Free School application, particularly if the local authority can demonstrate basic need and there are lands allocated or in the ownership of the local authority, perhaps pursuant to s106 provision. We are aware that there is at least one instance of the EFA forward funding the delivery of a school that is to be provided as an s106 condition.

As set out in Section 1, the CGS MAT has a logical and progressive business plan to realise increased economies of scale and improve the sustainability of the secondary schools.



#### 4. MEDIUM-TERM GROWTH – REVIEW WITH NKDC SUPPORT

With the proposed growth of each school to eight forms of entry there will be a need to consider additional land or buildings which may be able to be included within the current estate.

Given the location of both schools within the town centre there is pressure on availability of land or buildings which could accommodate this additional growth. One option which has been considered would be to have a central hub for the joint sixth form. For this to happen the location of the existing three sites should be considered.

Without undertaking a detailed site search within the town there are a few options which have been considered. These can be summarised as follows:

##### **Interflora – Water Gate, Sleaford**

The building is currently the operational headquarters for Interflora and is not actively on the market. Through our market intelligence we are aware that there have been a number of strategic reviews in recent years to consider relocation away from this site. In total the building is understood to be 18,170 sq. ft. as per the Valuation Office.

The building is dated for a high tech operator, failing to address the needs of the occupier, specifically around their IT infrastructure and occupational needs. A new build facility on the edge of the town may be more appropriate and could enhance the operational effectiveness of the business.

In terms of location, the building is centrally positioned between the three school sites and could make a suitable location for the sixth form.

Whilst there is no outdoor space, this is not considered to be of detriment. The pupils would need to attend one of the three main sites for recreation or sport, which would give sixth form presence on the existing sites – something which we understand is desirable as it is aspirational for the younger pupils. If the building is considered to be of interest, we would recommend an immediate discussion with key individuals within the business, or with Jones Lang LaSalle who are understood to be their retained agent to review a relocation.

##### **Council Offices – East Gate, Sleaford**

Both the administrative authorities of NKDC and LCC occupy office accommodation on East Gate. The buildings on site range in age and quality with more modern extensions dating to the 1980's.

In total, the entire East Road estate totals 65,500 sq. ft. (source Valuation Office). Whilst the site is in operational use at the moment, it is expected that through cost savings, rationalisation and reviewed work place strategy, there may be a significant amount of space which could be made available. Wiverton would be keen to explore this further and establish whether there is scope to co-locate.

There may be a possibility that this could offer a longer term solution as there is a large car park which could be used as external recreational space. Whilst there is also green space around the site and River Slea, it is expected that there will be ecological interest here and so unlikely to work for recreational space.

A footbridge connects the site to Sleaford Leisure Centre, so there may be opportunities to use these facilities during certain times of the day or week.

This option comes with high risk as it is an operational public estate. If there was interest, it is not likely to be a fast process because of the internal processes and approvals of the two respective authorities. It would require a wider operational space planning exercise for NKDC and LCC to determine the viability of this option and whether the space is available.

Due to the size of the buildings, the location and the potential availability of sports facilities we would recommend that discussions are held at a senior level to determine deliverability.

### **Sleaford Fire Station – Church Lane, Sleaford**

It is understood that the Sleaford fire station is soon to be declared surplus. The site is adjacent to the CGS boundary and would provide a non-contentious extension to the current estate. This said, there is likely to be some capital expenditure needed to ensure the building can provide the educational requirements of the school.

Whilst the size of the building is unknown and yet to be inspected it is understood that the site area amounts to approximately 0.25 acres. This could provide a suitable extension to the school to accommodate the proposed and anticipated growth of the school in the medium term.

Given the asset is public estate we recommend that the MAT work with NKDC in an attempt to secure the site off market. The consultants acting for the Fire Service are known to Wiverton and an early discussion would be recommended.

Based on the above three options which have been reviewed, the fire station is likely to be the most deliverable due to the forthcoming non-operational and surplus nature of the site.

## 5. LONG TERM – NEW INTEGRATED FACILITY

This section has been broken down into two principal sections, the proposed building and the proposed site. These are addressed in turn below.

### SEQUENTIAL TEST & BB103 SITE

The original instruction was to undertake a sequential test noting that the CGS location had to be within the town of Sleaford or immediately adjacent.

The sites identified within the Sleaford Forms of Entry have provided the initial options for this exercise. Whilst there has been subsequent review and informal meetings with the planning authority which suggest that the sequential test in strict planning terms should include sites further afield, we have not pursued this for the option test. The more distant sites also have not been pursued as the view expressed by CGS is that these will not work operationally for the school and hence would be discounted.

## 6. OPTIONS TEST & OUTCOMES

In the options test we have allocated rated Red, Amber and Green (RAG) ratings to the following areas:

1/ Site area – for example is it big enough?

2/ Quoting terms – is the site on the market or can it be readily acquired?

3/ Planning Policy – is the planning supportive of the delivery of a school in this location?

4/ Delivery risks – are there any obvious delivery risks to the site from a technical or commercial perspective e.g. servicing, flooding, access, listed buildings

### Options Test Result

The options test is included within the appendices, however the high level summary is as follows:

REF (RAG rating)	PROPERTY DETAILS	SUMMARY COMMENTS
1	Land west of the A15	Land which has been identified and whereby there are draft heads of terms for an option. There are likely to be challenges with planning policy and from a technical perspective. It is within single ownership so deliverability is envisaged to be more straight forward.
2	West Quadrant Sites: The Drove, Sleaford West	Total of 190 acres. Part of the total land holdings currently is available by way of an option agreement. This land relies on the delivery of housing and infrastructure but is well regarded from an accessibility and deliverability perspective.
3	South Quadrant – “Handley Chase” scheme	Significant site comprising 145 acres (gross). The land is likely to be deliverable but is not well positioned to accommodate the future growth of the school particularly in conjunction with the Joint Sixth Form.
4	South West Quadrant (Land to the South of B1517, Sleaford)	Gross site area c.36 acres. Access concerns from Grantham Road and topographical challenges for external space. Planning application for residential submitted therefore will be higher value expectations.
5	Sleaford Enterprise Park	Site area 13 acres, therefore constrained. Access through existing business park. Location is divided from the town due to the railway line. Potential for planning challenges as loss of employment provision.
6	Expansion from existing Carre’s Grammar site on North Gate (B1518)	Option of c. 17.5 acres to link into neighbouring land interests. This would require merging access into the existing industrial estate. There would be significant work in land assembly.
7	Housing Sites within town centre	Too small at only 1ha. Complex and challenging infill sites. Would require split site solution and would deliver a compromised school.
8	Land to the South of Carre’s Grammar	Land including Fire Station and Tamer Road. Constrained sites which will fail to deliver the longer term aspirations of the school. Note this is not to be confused with the medium term strategy.
9	Bass Maltings site	Edge of town 15 acre site but hugely constrained existing buildings which will fail to comprehensively address the longer term challenges and requirements of CGS. Listed, fire damaged and in a poor repair.
9	Land at Poplar Farm, south of A17	c. 40 acres with an application submitted for residential development. Owned by Persimmon so unlikely to be available unless planning is unsuccessful. Too far away from St Georges.

The site which is preferred in terms of technical deliverability, cost, topography and accessibility is land off the Drove, west of the A15. This is land which allows for the continued relationship with St George's as it is in close proximity.

Without doubt there are challenges, not least market conditions which may delay residential land coming forward and that is a matter which requires attention, to understand the actual costs of infrastructure.

## 7. RESPONSE TO NKDC DEVELOPMENT CONTROL COMMENTARY

Some initial feedback from NKDC development control has been very useful, in respect of the planning led options test enclosed in Appendix 1, commenting that sites further afield should also be entertained as part of the options test.

At this point given the viability issue and the market risk of delivery there is little merit in pursuing a pre-application sequential test. It is recommended that the same be revisited at the point that there is a reasonable likelihood of delivery with a funded scheme.

It is important that NKDC are kept abreast of proposed development as the support of the local authority will be key to securing what may be a non-compliant and contentious development.

## 8. PROPOSED SITE & RECOMMENDATIONS

As set out above the lands outside the A15 are the least risk in terms of delivery, noting that there is both market and planning risk in the delivery of a school on this site.

We are aware that there is a 10 year option in negotiation with the landowner at a price of £50,000 per acre. This sum is significantly above market levels for existing use and it is strongly suggested that the figure is further negotiated.

Additionally, given the 15-20 year nature of the proposal, it is suggested that the term of the option be extended further.

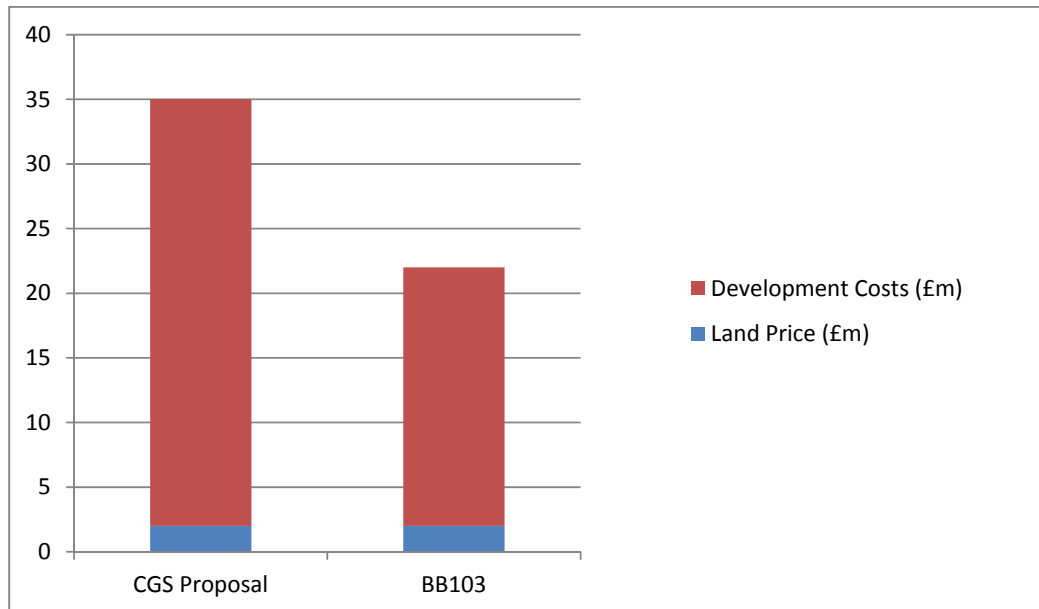
## 9. PROPOSED FACILITY

Wiverton have been provided with a detailed requirement schedule for the proposed new school (appended). The schedule of accommodation which has been provided outlines an aspirational facility which, without question, will meet the demand of the school and help deliver the highest level of education and sports provision without compromise.

Current new build schools are built against guidance known as Building Bulletin 103 (BB103). This document sets out the area guidelines for mainstream schools within England. They are non-statutory guidelines but are used in the delivery of the current Free Schools programme and typically by Local Authorities.

The proposed school building as per the accommodation schedule is circa 170,000 sq. ft. (of buildings) which compares against BB103 which is 111,500 sq. ft. (estimate provided by Gardiner Theobald).

The figures which have been forecast based on BB103 equate to a development cost of c. £20m. This is gross of land price and any associated infrastructure.



The difference between the aspirations of the MAT and that of BB103 are some 65% larger. The impact on cost is a significant additional funding gap of c. £13m.

In accommodating the proposed school on a new site compared with accommodating a BB103 compliant school, there is an increased land requirement and this has been considered as part of a sequential test into the availability of land within the town.



## 10. SITE IDENTIFICATION

In reporting on a three phase strategy for the short, medium and long term plan, we have undertaken a strategic land review which sequentially considers land which could be delivered within the town for D1 Education.

The requirements of this search were to consider sites which are:

- Up to 40 acres
- Land within the safe accessible limits of Sleaford
- Accessibility for public transport
- Having due regard to the proximity of St George's for continuation of the Joint Sixth Form

The output of this exercise revealed few sites are actually capable of being delivered for the purposes of a school and are constrained by aspirations for residential, location, topography and highways. The area of influence and commentary in relation to each option are appended to this document.

The results highlight that the most appropriate site is land to the west of the A15 bypass which is north of The Drove. This is land which is currently outside the curtilage of the town and being on the outside of the bypass means it will have limited planning prospects for commercial / residential development.

The initial concerns are around infrastructure. The site is on the limit of the town and there are no apparent services to the site (gas, water, electricity and drainage). The existing highway, the A15 is a main road and does not have any traffic calming nor junction provision proximate to the preferred site. As such, the current highways solution will be inadequate for the purposes of a school, therefore significant cost will be required to create a suitable development platform.

It is expected that with the mixed use development of the land to the east, which is proposed to come forward to residential, there will be services installed, which will include a new highways junction or roundabout on the A15. The costs for the delivery of this junction or roundabout will be significant.

Given the anticipated land values which will be generated for the land within the bypass, it is expected that a large volume house-builder will be needed and a *land for infrastructure* deal agreed. From the perspective of delivery, this adds significant risk to the project as there will be market risk (house-builder appetite) which may hold back the infrastructure installation.

## 11. INFRASTRUCTURE COSTS / FUNDING GAP

At present there is a significant funding gap between the aspirational scheme and against the receipts which can be anticipated from any land sales.

We have outlined below the impact of this to demonstrate the capital requirements:

<b>Development Costs</b>	<b>Est. Build cost</b>
New build 120,000 sq. ft.	£18,000,000
Roundabout (off site )	£1,000,000
Land 50 acres @ £50k/acre	£2,500,000
Services Connections	£500,000
Balancing Pond	£150,000
<b>Total</b>	<b>£22,150,000</b>

<b>Land Sales (excluding fees)</b>	<b>Revenue</b>
Governors field 3 acres £350,000 per net developable acre	£1,050,000
Carre's Site 4.5 acres £350,000 per net developable acre	£1,575,000
KSHS 4 acres £350,000 per net developable acre	£1,400,000
<b>Total</b>	<b>£4,025,000</b>

<b>Cost Less Revenue</b>	<b>£18,125,000</b>
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The land receipts which are set out above are high level estimates which are based on assumed alternative higher value uses, such as residential / commercial development.

Estimated revenue is exclusive of disposal costs and any promotion costs too, such as planning.

## 12. FUNDING SHORTFALL

In order to fund the circa £20m funding gap, assistance will be required from a number of sources and it is beyond the scope of this instruction to set out in detail a funding model. However as set out below there are a number of funding sources that should be reviewed, noting that these will change over time, but that any delivery of a new school is likely to be dependent on support from local government and potentially national government.

### 13. CENTRAL GOVERNMENT ASSISTANCE

At present the main sources of central government capital funding to the Academy sector are;

- I. ***Condition Improvement Fund*** (previously Academies Capital Maintenance Fund) - this is fundamentally a maintenance of building fabric grant and as such does not fund new build.
- II. ***Priority Schools Building Programme*** - this is a typically over-subscribed programme to refurbish and rebuild schools with significant wants of repair.

It is understood that neither of the above capital funds are appropriate to the re-provision of a new facility.

It is likely, under the current funding regimes and ongoing austere central Government funding position, that local sources of capital will need to be sought.

## 14. NKDC AND LCC INPUT

It is understood that NKDC are to work with the **Greater Lincolnshire Local Enterprise Partnership (LEP)** to establish opportunities to help with the delivery of the school. The purpose of the LEP is to link with Central Government to help fund and deliver infrastructure projects, which will typically act as a catalyst for employment growth.

**Basic Need Funding** - as part of the ongoing central government funding of the retained estate there is provision for basic need payments. It may be the case that at the time that CGS seek to expand their provision, some element of funding can be secured from the local authority assuming there is a basic need fund. It is the case elsewhere that local authorities are offering some of their basic need funding to Free Schools, as such the principle is established.

It is recommended that there is engagement with LCC in order to establish whether or not the same can be agreed.

**Prudential borrowing** - it is understood that as part of the MAT formation that certain economies of scale have begun to crystallise. Whilst it is impossible to set out a definitive position, it is understood that the MAT may create a saving on operating budget of from £400-500,000 per annum based on the current funding and operating budgets. It is assumed that this will form a surplus revenue and go into the MAT's financial reserves. Assuming this is the case, this surplus could conceivably form the basis for repayment of debt.

It is noted that debt could be sourced in the open market from a financial institution or from alternative lenders. To this end, it is recommended that there be a dialogue with the local authorities in terms of whether or not they might be minded to extend capital funding via prudential borrowing to the MAT, the intention being that the local authority may take a more rounded view of repayment terms than a traditional senior debt provider.

It is likely that the local authority would need to consider whether or not this position constituted State Aid and was hence prohibited or, if applying Market Investor Principle (to overcome State Aid risk) what the level of interest and security provisions would need to be. Whilst it is beyond the scope of this paper to specify debt terms, it is recommended that this option be pursued with both NKDC and LCC.

**S106 direct recycling of funds into education**- as part of the anticipated growth of Sleaford during the master-planned period, a new secondary school is envisaged, presumably funded in part by envisaged S106 monies as a planning condition.

This is a usual mechanism that reserves land or land and monies or lands and a delivered school for education purposes. In preference to creating a four forms of entry secondary there would seem to be the opportunity for a broader educational offer from incorporating the anticipated pupils in part into the relocated CGS and into an expanded St George's. Hence, there may be the opportunity to secure some s106 monies from residential planning development to the redevelopment of CGS in preference to the delivery of a new and separate school.

## **15. NEXT STEPS**

To summarise the next steps we recommend the following:

### **I. SPACE STRATEGY FOR THE EXISTING ESTATE**

Appoint consultants to review how the two sites within the estate are used. This should allow for better understanding as to where there are inefficiencies and how the operational effectiveness of the sites can be maximised.

There may be recommendations which are provided by consultants that require some capital expenditure on the existing estate to improve efficiencies.

### **II. SECURE LAND OPTION**

We recommend that the option for the land accessed from The Drove is progressed and secured. This will be minimal cost and will mean that there is certainty to the overall deliverability of the long term strategy.

It is further recommended that Wiverton meet with the land owner and agents to agree and document the heads of terms for this and enable it to proceed to contract.

From our previous discussions, it is understood that the option is for 10 years. This should be either increased to 20 years, or alternatively capable of extension for a further 10 year period subject to the payment of £1.

### **III. OPTION REVIEW / DELIVERABLE PREMISES FOR MEDIUM TERM GROWTH**

Explore and review the three options which have been set out in section 2 for the medium term expansion of the MAT and possible accommodation of the joint sixth form. Recommend early engagement with representatives from the selected option and progress to understand viability and deliverability. This should be implemented so that there is scope for occupation of the selected building as soon as September 2016.

### **IV. CHANGE OF STATUS IN FORMS OF ENTRY**

The preferred site is not currently allocated for development in planning terms.

Given the Forms of Entry is effectively the development control document for Sleaford it is recommended that there is an engagement with the local authority in terms of both an amendment to the current document, in order that the same be reallocated to a D1 use, and that the initial discussions are held with a view to making formal representation to amend the status of the proposed school site.

It is anticipated that in the first instance this is an informal engagement with NKDC and LCC and is likely to form a separate piece of work by Planning Consultants.

Whilst the Forms of Entry runs until 2030, it is understood that the next formal review of the development control documents for Sleaford will be reviewed within the interim – it was adopted in Autumn 2012. It is strongly suggested that 'in principle' agreement is sought well in advance of the formal process of public consultation.

## **V. PURSUIT OF EXPANSION OPPORTUNITIES – BROKER RCT AS OPERATING TRUST FOR NEW SCHOOLS**

It is understood that CGS already operate an outreach programme to local primary schools and provide support in a number of curriculum areas. In order to best support these schools academically, consideration may be given to the "Academisation" of schools under the auspices of the MAT. It is suggested that there is an initial engagement with the NKDC and LCC in order that the same is seen to be a transparent process and the benefits to the schools be well articulated. It is possible that there will be some resistance to the transition of grant maintained schools to Academies from one or both of the authorities.

## **VI. PROMOTE NEW SCHOOLS – FREE SCHOOL APPLICATION & S106 SCHOOLS NB NON SELECTIVE**

It is noted earlier in this document that there is a Forms of Entry which includes the creation of a number of new schools. It is inevitable that, as the market led delivery of new housing progresses, the pattern and pace will vary from that Forms of Entry. In order that the CGS MAT has the opportunity to operate the new schools it is recommended that CGS seek to enter into an operator agreement with NKDC and LCC.

In order to evidence the value of CGS involvement, it is also recommended that consideration be given to a review of the basic need data for Sleaford and that a Free School Application be considered. Typically the Free School applications take place twice a year and are significant pieces of work in their own right. Typically there is a period of engagement with New Schools Network. A hyperlink to the application process is enclosed:

<https://www.gov.uk/government/collections/opening-a-free-school>