

Assessment of CIL bid full application

TDC CIL Reference Number:	IA-00231
Officer recommended ranking:	2 nd of 5
WG final ranking:	

Project title:	Expansion of St Peter & St Paul Infant School, Chaldon from a one form entry (1FE) infant school to become a one form entry (1 FE) primary school. Increase of 120 school places per year.				
Applicant:	Surrey County Council - Education				
Total cost of project (£):	3,830,000	CIL requested (£):	1,250,000	Percentage to be funded by CIL:	32.6%

Infrastructure Officer Assessment

Project summary

The project involves the extension of the school to the rear in order to increase the capacity of the school by 120 places and change its offering to become a one form entry all-through primary enabling the continued financial sustainability of the school. SCC comment that the proposals allow them to maintain the current capacity of primary places and support the sustainability of the school estate through a re-organisation of places (with the Year 3 intake at St John’s Primary School, Caterham being removed). The re-organisation of places allows SCC to create a working margin for placing additional pupils as the need arises, particularly with the pending Tandridge Local Plan.

The proposals consist of a single storey extension, which will accommodate four new class rooms; a practical room; a library; new group rooms; an extended school hall; new toilet facilities, storage etc.

Benefit	Officer Assessment	Officer Score
Support development	St Peter and St Paul CE Infant School, Chaldon is in the Caterham primary planning area. Caterham is an area which has received significant development in recent years with the Council’s records showing that the parishes of Caterham Valley, Caterham-on-the-Hill, and Chaldon have taken around 27% of development in the District over the past 5 years. The emerging Local Plan also allocates around 170 residential units to the Caterham area across five sites. The project aligns with the Tandridge District Core Strategy (2008) which recognises that the relationship between capacity and demand at primary schools is very close and that extensions and improvements are likely to be required to existing facilities to cater for demand (paragraph 9.6).	5

	<p>The emerging Local Plan (still in Examination) also recognises short and long-term pressure on primary school places in areas such as Caterham, as well as the benefits of encouraging all-through primary schools (paragraphs 24.9 and 24.10). The Tandridge District Infrastructure Delivery Plan (2019) cites a need for either a new or expanded 2 Form Entry primary school or 2 x 1 Form Entry primary school expansions at exiting schools in the north of the District. The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (adopted June 2021) also supports proposals to enhance existing schools in the area (Policy CCW18).</p> <p>The project seeks to improve the overall capacity of primary school places in the Caterham area by expanding the school at St Peter & St Paul Infant School, Chaldon to become an all-through primary with an additional 120 places as well as incorporating other facilities for the school. This reorganisation involved the reduction in Junior places (years 3-6) at St John's primary School, Caterham but results in ability to accommodate future growth or bulge classes at this school in future years resulting in increased resilience for primary places school in the Caterham area.</p>	2
Economic growth & regeneration	<p>The re-organisation of school places responds to the changing needs of the communities with parents making different decisions to secure all-through and Junior provision. The dedicated wrap around care room will also allow the school to offer additional places before and after school to the new junior pupils to support working parents/carers in the local community. Both schools are integral to the future growth and prosperity of their local communities. Allowing St Peter and St Paul CE Infant School to offer junior places, in turn supports St John's CE Primary School to remove their Year 3 intake and continue as a two-form entry all through primary school. This proposal improves the financial viability of both schools without negatively impacting pupil numbers across Caterham. As such, economic benefits of the project have been identified however the impact is considered to be modest.</p>	0
Flood defence	None	2
Health provision & wellbeing	<p>SCC comment that the proposal would allow workshops for parents/carers, which could be hosted at both schools, to compliment the outreach offer from The Tandridge Family Centre. Prior to the Covid-19 pandemic, St Peter and St Paul CE Infant School regularly offered space on site to outside agencies which enabled them to facilitate sessions with SENCO's in Tandridge and offer training sessions for professionals employed by Surrey County Council e.g. Specialist Teachers for Inclusive Practice, Speech and Language outreach and the Education Psychology Service. This is something both schools can offer collaboratively and are committed to continuing.</p> <p>The project identifies some benefits for health and well-being but this is considered to be limited.</p>	2

	<p>Mental health support – is that factored in with the expansion of the school?</p> <p>Joining up health and education workforce resource to better support children and families.</p>	
Education provision	<p>SCC comment that the proposals provide the opportunity to re-organise primary places in an area of Caterham by providing an all-through primary which will benefit the local community and provide opportunities for siblings in a family to attend the same school.</p> <p>SCC's School Organisation Plan 2020-30 shows a rise in demand for reception places in the years 2020-21 to 2021-22 with the demand expected to stabilise after this point. Any areas of exceptional demand will stem from new housing or unexpected migration. Surrey County Council await the outcome of the Tandridge Local Plan which will provide revised detail on phasing and location of new homes.</p> <p>The project supports the future infrastructure of primary education in Caterham with unoccupied classroom space at St John's CE Primary School providing the local authority with some headroom should the need for more places arise in the future and the school has been asked to use this space flexibly. As demand increases, particularly in relation to future pupil yield from housing in the Tandridge Local Plan, it may be necessary to utilise this space for a bulge or a permanent expansion. It is too soon to quantify what effect, if any, the pandemic will have on the birth rate, housing or migration.</p> <p>This project is considered to have a strong benefit to education in the District creating 120 new primary school places in an area of growth and enabling capacity to accommodate future growth or 'bulge classes'.</p>	6
Transportation	<p>Potential reduction in number of journeys across Caterham with more siblings potentially able to attend the same school for longer, but the impact is considered to be modest.</p>	2
Amenity provision	<p>No evidence of increase to provision of amenity.</p>	0
Environment & climate change	<p>The design philosophy is to create buildings that will support low energy consumption, reduce solar gain and promote natural ventilation. The school will be refurbished in line with this policy and any new building will be to the standards in the local planning authority's adopted core planning strategy. In addition, there is a potential reduction in car journeys with siblings potentially able to attend the same school for longer. Modest benefits to the environment and climate change have therefore been identified.</p>	2

Match funding	Match funding provided by SCC's basic need funding and the proposed sale of assets as a further contribution by the Diocese of Southwark.											5																		
Value for Money	<p>Economy - The project will be subject to the County Council procurement process that enables robust cost challenge and scrutiny to drive optimum value for money. It has been confirmed that three tenders are being sought;</p> <p>Efficiency – SCC have experience in undertaking similar projects to achieve the stated benefits;</p> <p>Effectiveness – The proposed works would appear effective at achieving the desired benefits;</p> <p>Equality – The expansion to the school will benefit families in the Caterham area;</p> <p>Deliverability – The project will be managed by an SCC consultant and a project manager in conjunction with the Diocese of Southwark and the school;</p> <p>Maintenance arrangements – The first 12 months maintenance will be included within the building contract and after that will become the school's responsibility.</p> <p>Moderate detail, with some evidence, has been provided to show that the project would represent good value for money, delivering the stated outcomes at a reasonable cost.</p>											4.7																		
Score summary	Support development		Economic growth & regeneration		Flood defence		Health provision		Education provision		Transportation		Amenity provision		Environment & climate change		Match funding		Value for money		TOTAL SCORE									
	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	S									
Officer panel score:	5	6	30	2	6	12	0	5	0	2	4	8	6	4	24	2	3	6	0	2	0	2	4	5	6	30	4.7	6	28	142