

Report to Cllr N Jupp, Cabinet Member for Learning and Skills

July 2021

Replacement All Weather Pitch at Tanbridge House School, Horsham

Report by Director of Property and Assets and Director of Education and Skills

Electoral division: Horsham Riverside

Summary

The County Council has a statutory duty to provide sufficient primary and secondary school places for all children who need a place. As part of the secondary school curriculum, Physical Education is a core subject and suitable provision is required to ensure a wide range of sport can be offered to ensure children are given the best start in life.

Tanbridge House School in Horsham accommodates over 1500 pupils aged 11-16 and has a mix of indoor PE provision (sports hall, activity hall) and external provision (grass pitches, multi-use games area and All Weather Pitch (AWP)).

The existing sand dressed AWP has reached the end of its life and requires replacement due to the poor quality of the surface.

Section 106 funds in excess of the budget sought to replace the AWP have been received. The condition of the associated agreements is such that the funds can only be used on projects at Horsham Secondary Schools.

Recommendation

The Cabinet Member for Learning and Skills is asked to:-

- (1) Approve the allocation of £0.457m from received Section 106 funds to fund the replacement of the All Weather Pitch at Tanbridge House School in Horsham as detailed in paragraph 2.2; with previous expenditure the gross budget for this project totals £0.540m.
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Proposal

1 Background and context

- 1.1 As part of the secondary school curriculum, Physical Education is a core subject and suitable provision is required to ensure a wide range of sport can be offered to ensure children are given the best start in life.

- 1.2 Tanbridge House School in Horsham accommodates over 1500 pupils aged 11 to 16 and has a mix of indoor PE provision (sports hall, activity hall) and external provision (grass pitches, multi-use games area and AWP).
- 1.3 The existing sand dressed AWP has reached the end of its life. The pitch is now over 27 years old with an average life expectancy of 15 years. As the pitch has deteriorated there has been a significant drop in community use. An independent condition survey has noted that the surface is worn, compacted and starting to deteriorate with the seams starting to show signs of failing and the condition is consistent with the age of the facility.
- 1.4 The intention is to replace the AWP at Tanbridge House School. The procurement of the main contractor to carry out the replacement works will be managed by the WSCC Strategic Procurement team by following the agreed procurement strategy for Capital works between £250k-£500k, inviting at least 9 suppliers to submit bids.
- 1.5 The professional services will be undertaken by the Council's MDC (Multi-Disciplinary Consultants). The MDC were procured following a compliant and competitive tender procedure in 2018 and the completion of these feasibility studies is within the scope of the MDC contract.

2 Proposal details

- 2.1 The proposal is to replace the AWP at Tanbridge House School in Horsham.
- 2.2 Works will include replacement of the surface with a sand-dressed surface suitable for competitive hockey and multi use sport; refurbishment of floodlights; replacement of shock pads; replacement of timber kickboards and ancillary works.
- 2.3 The proposed works will ensure that the County Council meets its statutory duty to provide suitable PE facilities for its pupils.

3 Other options considered (and reasons for not proposing)

- 3.1 One alternative is not to undertake the project. This would mean that the school would be unable to deliver the secondary school PE curriculum. Other options were considered including refurbishment of the carpet only but this would not resolve the ongoing current drainage issues.

4 Consultation, engagement and advice

- 4.1 The Education Capital Programme Board and Capital and Assets Board (the Council's internal governance process for capital projects) has considered and supports the proposal and comments from the Board have been incorporated into the final proposal and recommendations. No material changes have been made to the proposal or the recommendations since consideration by the Board.

- 4.2 The project has been designed and agreed in full consultation and agreement with the school.
- 4.3 The details of the proposal have been shared with the local Member representing the Horsham Riverside Division.

5 Finance

- 5.1 The project is to be funded from Section 106 contributions received from developers which must be spent on facilities at Horsham Secondary Schools. Following replacement of the surface, it will be the responsibility of the School to maintain the surface.
- 5.2 The County Council's Multi-Disciplinary Consultant (MDC) was appointed to undertake the design work necessary for the production of a tender package. The cost of this initial design stage is £0.083m and this has already been funded from an initial capital allocation of £0.083m from Section 106 contributions, approved by the Cabinet Member for Education and Skills, [decision ES10 \(20/21\)](#) refers.
- 5.3 Robust estimates have now been sought from the MDC for completion of the works required for this project. The MDC has advised and concluded that additional gross budget in the sum of £0.457m will be sufficient for the project. This includes Professional fees, construction costs and contingencies. With the £83,000 already approved, this would give a gross budget of £0.540m.
- 5.4 The budget requirement to complete the remainder of the project is £0.457m funded from received Section 106 contributions. Overall, there is £52.418m of received Section 106 contributions which can be used on Education projects.
- 5.5 The table below shows the total Section 106 balance available for Education projects on SAP after adjusting for amounts not applied in the accounts but that have been committed on approved schemes with the total amount to be drawn down for this project and other Business Cases pending approval.

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| Section 106 held at WSCC as at June 2021 | £52.418m |
| Tanbridge School All Weather Pitch | -£0.457m |
| Forest School All Weather Pitch | -£1.080m |
| Section 106 remaining | £50.881m |

6 Risk implications and mitigations

| Risk | Mitigating Action (in place or planned) |
|---|--|
| Insufficient allowance in capital programme to award the contract tender to the contractor. | <p>The construction works will be subjected to value management ie reduced or redesigned and/or value engineering exercise.</p> <p>Regular cost reporting and review of the Full Business Case seeking confirmation of funds when design is developed sufficiently to obtain robust cost estimate.</p> |

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| Contractor's ability to deliver this project on time and to budget. | The WSCC Contracts Officer regularly reviews the programme, quality and cost alongside the MDC and will ensure the school are kept informed in relation to project delivery. |
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7 Policy alignment and compliance

7.1 This proposal aligns with [Our Council Plan](#), helping people and communities to fulfil their potential and keeping people safe from vulnerable situations.

7.2 Legal Implications

There are no legal implications.

7.3 Equality Duty and Human Rights Assessment

Everyone has the right to respect for private and family life, home and correspondence under Article 8 of the Human Rights Act. The impact of any proposed changes on the right to family life such as a need to travel further to an appropriate school has been taken into consideration. Article 1 of the First Protocol is the right to education. No person shall be denied the right to education. The proposals therefore support this right as the project will ensure suitable facilities will be available in the local area for all children of school age including those with disabilities.

7.4 Climate Change

The proposal is to replace the existing pitch. No reduction in carbon is anticipated from the project.

7.5 Crime and Disorder – None

7.6 Public Health – None

7.7 Social Value

The contractor appointment will reflect the County Council's duty under the Public Services (Social Value) Act 2012 and will include evaluated criteria for Social Value within the tender.

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Background papers

None