

1. **Alternative Sites considered for New Secondary School.**

During the development of the proposals for the Education Capital Programme several alternative sites for a new all-through school were considered. These are set out below with an explanation as to why these sites were ruled out.

Southampton Golf Course. Consideration was given to utilising part of the Southampton Golf Course as a potential site for a new school. This site was ruled out for several reasons. Accessibility to the site would prove to be problematic. The facility is currently part of a long term lease with Active Nation and the mechanism to remove part of the site from the lease would add time to the proposed programme making delivery by September 2022 highly unlikely if not impossible. The utilisation of green space would involve identifying a suitable site to retain the overall green space within the City. In addition the location is not ideal as it is toward the North of the City and potentially too close to Cantell School.

The Common. Very quickly ruled out due to the strength of political and public opposition associated with the loss of a highly valued community and public asset within the City. Highly unlikely to gain planning consent.

Green Lane Site. Serious consideration was given to the utilisation of the Green Lane site. The location of the site would be very close to Lordshill Academy; however the complexities of the Sport England grant associated with the site (risk of clawback before 2021) and the need to relocate and accommodate the Compass Alternative Provision school would make this impossible for a completion in September 2022. The site is potentially viable as a disposal in the future.

Polygon School Site. Though the site would provide an ideal central location the relocation of the existing SEMH school would prevent completion by September 2022. The size of the site and the topography of the site would present a significant challenge in terms of locating a 6FE secondary school. The levels on the site would mean any proposed school would have to be built vertically this would mean the school would be significantly outside of BB103 Guidelines for construction of new schools.

Toys R Us / Other City Centre Locations. Consideration was given to other City Centre locations in the City however uncertainty in terms of the availability of sites in line with the need to complete by September 2022 prevented this strategy.

Newlands Primary School. The school is built on a large site with a suitable location within the City. It would be feasible to build a new secondary school on this site within the proposed time frame however the site has been ruled out for two main reasons (i) it is located in the West Planning Region and not the Central Planning Region and SCC need to provide places in line with where the demand manifests and (ii) as with all of the sites above

it would not represent best VfM as Southampton would still have to address the poor condition of the buildings at St. Marks Primary School by demolishing and rebuilding a Primary School on this site. Consideration should be given to amending the current arrangement of three planning areas with the DfE, (West, Central and East) to a single planning region for the whole City.

Civil Service Playing Fields. As part of the RIBA Stage 0 feasibility undertaken on the St. Marks & Civil Service Playing Fields sites consideration was given to building the new school on the Civil Service Playing Fields site adjacent to the St. Marks school. It is feasible. However the option has been ruled out as there would be potential issues with (i) loss of Green Space, (ii) potential financial claim from the developer Bovis from whom the site was secured through a CPO & (iii) the use of the site for the location of a school building would be subject to significant resistance from the Friends of the Fields group and the community. The site remains the primary contingency site for a new school.

2. **Financial Contingency.** The £48.86m funding secured for the whole programme has sufficient contingency within it when the following factors are taken into consideration:
 - (i) St. Marks All-Through School proposals have been fully risk assessed and developed to concept design with an underlying programme and input from cost consultants with a standard approach to risk and contingency provision within the £31.86m
 - (ii) Chamberlayne. The proposals are for a refurbishment of the main teaching block with an £8m budget. The proposals are high level and the extent of the scheme will be adjusted in order to ensure the final scheme will remain within the budget available. A budget of £8m is sufficient to build a new teaching block (without demolition costs).
 - (iii) The budget figures provided for the creation of additional secondary places at St. George and St. Annes secondary schools are based on the National Audit Office, (NAO) Benchmark of Education Capital Projects in the UK. The NAO report considered all capital projects (both Central and Local Government) to arrive at a benchmark figure of circa £15,000 capital cost to create a secondary school place. The Educational Building and Development Officers Group, (EBDOG) continuously monitor the capital costs for creation of secondary places and the EBDOG benchmark is in line with the NAO figure, (typically £15k per secondary place). Further the Education Skills Funding Agency provide Basic Needs baseline Funding per secondary place is in the same magnitude at £16k.
 - (iv) Formal Governance will be introduced across the Capital Programme which will continuously monitor project costs through monthly highlight reports as proposals are developed. The Cabinet recommendations include for delegated authority for the s151 Officer and the Director for Childrens Services, (DCS) to transfer funding between projects where necessary; subject to CCB approval.
 - (v) It is envisaged there will be efficiencies within the programme by engaging common design and professional services across the projects and by seeking to secure savings through procurement.