

Thurrock Borough Council

Children Education and Families Directorate

Capital Strategy for Children's Services and Schools

August 2010

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Section 1 - Introduction

1.1 In recent years, capital investment in Thurrock has successfully provided a number of excellent, innovative, newly built or significantly redeveloped facilities across the Borough to support and enhance the delivery of education and wider children's services. High quality modern facilities fit for the 21st Century, such as the new Gateway Academy, the new West Thurrock Primary School, and new Children's Centres have improved access to services for children and families in local communities and significantly improved the learning environments for pupils and professionals alike.

1.2 Up until this point capital investment has been predominantly driven by a series of one-off developments or a group development, such as Children's Centres, in direct response to a central Government initiative. Now, the Council needs to plan ahead to be ready to meet the demands of: a rapidly changing and growing population; a massive regeneration programme which will see new housing and infrastructure growth on an unprecedented scale; the need to maximise the potential of all our capital resources through what will be a period of significant economic challenge; revising our priorities in the absence of any access to the opportunities previously presented by the Building Schools for the Future programme (BSF); harnessing the opportunities presented by the Primary Capital Programme (PCP) ; and aligning all of these to the Council's new vision and priorities, to the Council's emerging new Asset Management Plan and Strategy, to the Local Development Framework, the Thames Gateway Development Corporation master plans and to the Children's Trust's new Children's Plan for 2010-2013.

1.3 Strategic capital planning to date has been focused largely on the development of a Schools Strategy which sets out principles around school sizes and considers the implications of shifting patterns in school pupil populations in different parts of the borough. However more recently the new Children's Plan, the BSF Readiness to Deliver submission and the PCP Strategy for Change all set out a transformative, exciting vision for the future of education, learning and children's services in Thurrock. These visionary strategies now require a Capital Strategy which also looks to the future and sets out the Council's approach to capital development, its priorities for that development and its investment strategy which underpins that development.

1.4 In the current economic climate, where there is a considerable degree of uncertainty around the provision of capital funding to support schools and education, it is imperative that the Council has a pre-determined set of priorities already in place so that it has the flexibility and responsiveness it will need to act on those capital funding streams as soon as they become available.

Section 2 - Local Context

2.1 Our vision for the children, young people and families of Thurrock is that

“We want Thurrock to be at the dynamic heart of the Thames Gateway, a place of ambition, enterprise and opportunity, where communities and businesses flourish and the quality of life for local people is continually improving.”

2.2 This powerful vision has been fully embraced by Thurrock’s Children’s Trust and sits at the heart of the Children and Young People’s Plan. Within that plan there are four priorities which are the pillars on which that plan is built. The first three are priorities for the children and young people of the borough and focus on delivering: Excellent settings, schools, colleges and services; Everyone succeeding; and Protection for those who need it. The fourth pillar, “Lean and Fit for the Future” captures our vision for how we want all services to be. “Improving capital planning” is one of the key strategic objectives for achieving services which are “Lean and Fit for the Future” and developing and implementing this strategy is a core task in delivering those necessary improvements in capital planning.

2.3 The technical analysis completed for both BSF and PCP acknowledges that even with the significant capital investment over the last 5 years, there remains a considerable challenge in transforming the poor condition and suitability of a number of Thurrock’s schools and other facilities. Tackling this backlog in facility maintenance and condition is complicated by the additional demands of a regeneration programme which will see more than nineteen thousand new homes developed by 2025. The need for significant expansion of existing schools and pupil places and for other facilities, including child care, early years and youth facility provision, which inevitably flow from this huge regeneration programme needs to be addressed alongside the need to plan future investment and capital development to meet the demands from raising the school participation age, the introduction of the new 14 to 19 curriculum and the need for additional further and higher education provision within the borough.

2.4 The consequence of this contextual picture is that there will continue to be more demand for capital investment than there will be resources available to meet that demand. In turn this will mean that choices, sometimes very difficult choices, will have to be made. The Council will work with its partners, schools, communities and with children, young people and families themselves, to engage them fully in the dialogue and debate which will lead to making those choices. The Council will also ensure that the right choices are made by matching them back to our shared vision for Thurrock and to the priorities in our Children’s Plan.

2.5 Links to Key Plans and Strategies

2.6 This Capital Strategy follows on from the Children's Plan, which acts as the driver for all of our improvement work in Thurrock. However it is also influenced by and will influence in return a number of existing and emerging strategies in Thurrock.

2.7 The work originally done with schools on the Building Schools For The Future Readiness to Deliver submission sets out a shared Council and schools vision for education and learning in the 21st century in Thurrock. While the Council accepts that this programme will not be retained by the new government, this strategy nevertheless sets out to be aligned with the vision and the principles within that submission because they continue to hold true even in the absence of the funding stream itself. Those principles were focused on support for innovative models of school leadership and management; a priority for co-location of other educational provision on mainstream schools sites, such as the provision of mini- Pupil Referral Units and Special Educational Needs Resource bases within schools; and a focus across the Children's Trust of looking to co-locate a variety of different services on school sites.

2.8 Complementing this Capital Strategy, the Council's officers will work with partners to develop and implement a "Change Management" strategy, which will set out in detail its approach to change management across Children's Services, including schools, and set out in more detail its approach to leadership models, particularly the promotion of Trusts, school amalgamations and federations, the development of all-age schools, and set out the role of schools working individually and in clusters, to commission services for themselves and for their communities.

Section 3 – Baseline Needs Analysis

3.1 Our achievements and identification of key gaps which we need to address in provision and outcomes are set out in detail in the new Children and Young People's Plan 2010-2013. This strategy has also been built on a specific review of several key aspects of our capital provision and planning considerations and it is the needs analysis from these specific factors which has influenced the strategic direction and priorities which we set out.

3.2 Provision of Pupil Places

3.3. The Council has a statutory duty to ensure an adequate supply of school places for those that require them. A review of pupil place provision and a consideration of projected numbers from population trends and planned housing development within the borough clearly demonstrates that in some areas there will be a need to expand provision to meet growth while in other areas there will be a need to reduce provision to ensure resources available are deployed effectively across a group of schools within a given area.

3.4 These pupil projections predict what the Council will need to provide across the borough to ensure there sufficient pupil places in all areas. This strategy then sets out how the Council, working with partners, particularly schools, will meet those changes in need, whether it is need for additional places in some areas or the need to reduce the amount of provision made in other areas.

3.5 Needs Analysis for Pupil Places in Secondary Schools

3.6 Overall, the needs analysis of the predicted pupil place demand in the secondary sector, including that from planned housing development, indicates that by 2015, it is estimated that

- There will be a shortage of approximately 177 places in Aveley and Purfleet
- There will be a small surplus of approximately 34 places in South Ockendon
- There will be a shortfall of approximately 234 places in Chafford Hundred
- There will be a shortfall of approximately 359 places in Chadwell and Tilbury
- There will be a surplus in Stanford and Corringham of approximately 354 places
- Current overall trends suggest there will be a surplus of around 10 places in the Faith School sector

3.7 The Council's projections therefore estimate that there will be the need for significant increases in capacity in some schools. Even without any new housing the Council estimates that there will be a shortage of places in three schools in the central area of the borough (William Edwards, The Grays and Chafford Hundred Campus). Similarly, even without housing growth there will be a significant shortage of places in the Tilbury and Chadwell area (Gateway Academy)

3.8 The anticipated new housing is expected to generate almost 500 additional pupils, based mainly in the Purfleet and Grays areas. Although these new pupils are unlikely to all be living in the borough in the next 5 years, the projections still clearly show there will be a need to make additional provision between now and 2015.

3.9 The estimated decline in demand for places in the Stanford and Corringham area is based on population trends in the area and planned housing growth. It does not at this stage factor in any predicted demand for pupil places at secondary schools in this area which might come from pupils and families living in other parts of the borough.

3.10 Needs Analysis for Pupil Places in Primary Schools

3.11 Overall, the needs analysis of the predicted pupil place demand in the primary sector, including that from planned housing development, indicates that by 2015, it is estimated that

- There will be a shortage of approximately 519 places in Aveley and Purfleet
- There will be a large surplus of approximately 214 places in South Ockendon
- There will be a very large shortfall of approximately 1121 places in Chafford Hundred
- There will be a surplus of approximately 143 places in Chadwell and Tilbury
- There will be a large surplus of places in Stanford and Corringham of approximately 418 places
- Current trends suggest there will be a small shortfall of around 26 places across the Village and Faith primary schools in the borough

3.11 The pupils coming from new housing development are likely to generate a more immediate need for additional places in primary schools within the initial 5 year time span of this strategy, assuming those developments progress at the rate currently expected.

3.12 Purfleet in particular is likely to see significant and growing demand for primary school places. A new 420 place primary school is planned in Purfleet, subject to competition rules, to cater for additional pupils from new developments. However our needs analysis indicates that there is likely to be growing demand for primary school places in the area even without new housing development.

3.13 The needs analysis clearly shows there is a significant and growing demand for pupil places in the Chafford Hundred and Grays areas and new planned housing developments in the Stifford area will increase this demand. The analysis suggests that there will be approximately 437 new pupils in the area overall, and although there only a relatively small number of these pupils are likely to be in the Chafford schools area, there will nevertheless be a need for a significant and urgent increase in the number of primary school places in the Chafford area.

3.14 By contrast three areas of the borough are likely to see increasingly large numbers of surplus places in the next 5 years and the needs analysis indicates that reductions will be needed in these areas. The Council has also completed longer term needs analysis of pupil places to 2025, including any planned residential developments in these areas, and although there may in the very long term be a slight drop in the overall number of surplus places, the needs analysis still suggests that there will be a requirement to reduce capacity to ensure resources are utilised as effectively as possible.

3.15 A detailed summary of the pupil place provision needs analysis to 2015 is set out in Appendix 1

3.16 A summary of the pupil place provision needs analysis to 2025 is set out in Appendix 2.

3.17 Condition of Capital Assets

3.18 Condition surveys of schools are conducted on a three year rolling programme and the surveys provide priorities according to the urgency of the work needed. Inevitably there are occasions where reactive responses to condition issues make a demand on resources. To ensure that places are not taken out of use by failing buildings due to condition issues the Council needs to address condition matters in a planned way. Keeping an establishment open is essential and health and safety matters, for example asbestos, fire regulation, can often give rise to reactive works.

3.19 Ensuring schools are good places for staff to teach and work in and for pupils to learn in, means that good maintenance, lighting, heating and cooling systems are an essential part of condition works. The needs analysis overall indicates that a number of schools in Thurrock are in need of major refurbishment or complete replacement if they are to continue to provide the best of conditions for staff and pupils alike.

3.20 The review of the current position also shows that there is a gap in the Council's ability to be proactive in keeping buildings working properly and ultimately open because of the lack of a planned programme of condition works. Overall, the analysis shows there is a backlog of condition works in schools and other properties which this capital strategy will need to set out to address.

3.21 The Council is currently reviewing the specific details on condition issues on a school by school basis. It is clear that there are challenges in maintaining an individual school level accurate picture of these condition issues for the Council, partly reflecting the split nature of responsibilities between schools and the Council for carrying out minor works in particular. However what is clear is simply clearing the backlog of condition issues across all Thurrock's schools would certainly consume all of the capital resources the Council currently holds and which it is likely to receive in the future. Consequently the Council will have to meet the needs for condition works alongside responding to other priorities, such as meeting the varying needs for pupil places.

3.22 Suitability of Capital Assets

3.23 Having the correct facilities, especially in specialist areas for teaching, the right number of correctly sized rooms and the infrastructure to support pupils and staff, for example, hall, staff room, kitchen etc is defined in asset management terms as the suitability of the school. In some cases, schools "make do" but this is far from ideal. When resources are available capital schemes need to be undertaken to address such shortfalls.

3.24 Overall from the needs analysis, it is clear that in the absence previously of a planned programme for addressing suitability issues, there is a gap in the Council's ability to be proactive in improving facilities. The analysis also shows that, as with

the backlog of condition works, purely addressing suitability issues will not be sustainable for the Council within the resources it is likely to have available if it is to also address the demands of regeneration and pupil places changes. While there will be a benefit in developing a schedule of required suitability works, the Council will not be to tackle these solely on the basis of suitability, but will have to consider any investment alongside other issues

3.25 Specific Capital Initiatives and Needs Analysis on Provision of Children's Services Beyond Schools

3.26 Funding for specific initiatives is normally to meet requirements of government policies. The capital funding to 2011 includes grants for School Access Initiative, Harnessing Technology, Extended Schools etc. These are targeted and as such capital is spent in those specific areas. There is a need to ensure that there is a specific process in place for determining this type of expenditure.

3.27 The changing demographics and increased population will impact on the need for post sixteen and pre-school places giving a demand on capital funding. This may also apply to other community facilities such as youth settings.

3.28 The emphasis on the 14 to 19 agenda and the delivery of diplomas is a current and ongoing initiative. Grant from DfE in the form of Targeted Capital Fund specifically identifies this area. The existing youth provision in Thurrock has not been well maintained and is in need of investment to improve condition and suitability to offer greater and better opportunities for young people.

3.29 The Provision of the Learning Campus in Grays remains a major part of the regeneration of Grays town centre. In addition post 16 provision is emerging in schools in North East collaborative arrangements, Chafford Hundred 6th form and the academies. The demise of the Learning and Skills Council and the withdrawal of capital funding for post 16 places a burden on the capital resources of the Council to meet the emerging needs.

3.30 The condition and suitability of other properties in CEF's portfolio such as houses for assisting recruitment and retention, offices for children's services staff, the Jack Lobley centre and the Culver Centre will also be a demand on capital resources. Overall the needs analysis shows that limited investment over time has resulted in the need for significant improvement in a number of these assets.

3.32 A list of other CEF assets is given at Appendix 3

3.33 Sustainability Issues

3.34 While the needs analysis indicates that there is a significant amount of temporary accommodation in use across the borough, there is currently no prioritised schedule or programme for the replacement of those temporary buildings, either in terms of removal or in terms of being moved into permanent

accommodation. Such buildings can sometimes be in poor condition, not within the main building of the school and have high maintenance costs. Temporary accommodation is normally placed on a school to fulfil an urgent need and often to cater for increases in pupil numbers. Planning permission for temporary buildings is often given for a limited period.

3.35 At present there are some 48 temporary class bases in primary and secondary schools across Thurrock. In addition there is a temporary kitchen and changing room facility in place at the new Treetops School, pending the completion of an additional phase of construction to complete Treetops by adding permanent central facilities for services such as catering and to relocate Beacon Hill School to the site.

3.36 Sustainability issues are not addressed in any specific capital programme. New schools will be built to meet at least the Building Regulation requirements that accounts for some efficiencies in the use of power and heating. Frequently in new builds or in major capital schemes, additional features can be included, such as, rainwater harvesting (grey water), solar power and ground source heat pumps. Sourcing and types of materials also contribute to a zero carbon footprint. There is often an additional cost in the provision of such systems and this will need to be taken into account in the budgeting for any new builds or major schemes.

3.37 Existing schools could be improved for energy use and reducing carbon emissions but this has not been highlighted or included in capital programmes to date and will have to be considered alongside other priority issues.

Section 4 – Priorities and Objectives for 2010-2015

4.1 The Council has three key strategic aims which underpin and drive this strategy. However, taking account of the absence of BSF funding and the current economic outlook for capital investment, it is imperative that the Council puts these aims into a specific and unambiguous order of priority. This will allow the Council to be best placed to make immediate and effective use of any educational capital investment it receives in the next 5 years, unless those capital funds come with specific ring-fencing conditions which prevent the Council acting on the priorities it has set out below.

4.2 PRIORITY ONE – Strategic Aim - Ensuring that pupil places in schools are well aligned with demand, through providing additional places or reducing surplus places where required

4.3 The Council is clear that it needs to prioritise its capital investment to ensure there are enough places in primary and secondary schools in the parts of the borough where there is rising demand, and acting to ensure that it removes excess capacity where projections indicate, thereby creating the opportunity to realise receipts on surplus assets for reinvestment in the remaining schools and facilities.

4.4 With the projections suggesting that the need to meet rising demand is likely to be more acute in the primary sector initially, the Council is also clear that it will prioritise investment where possible to ensuring there will be sufficient primary school places available where the need is most acute.

4.5 In working towards this aim, our strategic objectives are as follows

- Provide additional pupil places on Chafford Hundred through increasing number of permanent places available at existing schools
- Secure land to develop a new additional primary school serving the Chafford/North of South Stifford area
- Extend and redevelop existing primary provision in the South Stifford area
- Develop a new additional primary school in the Chafford / North of South Stifford area
- Provide additional pupil places in Purfleet through temporarily increasing number of places available at existing schools
- Develop at least the initial phase of a new 630 place primary school in Purfleet
- Extend Chafford Hundred Business and Enterprise School to meet the current admission number and meet additional demand that is already in primary schools in the area
- Work with schools, sponsor, and DfE, where funds allow, to provide additional places through the Academies programme for Ormiston Park Academy and Gateway Academy

4.6 At primary level, the analysis of pupil place projections identifies that there is likely to be a significant surplus of places in some areas. This will need to be addressed to ensure that the most efficient use of resources is made. Any decisions to rationalise the numbers of places available in a particular area will also need to take account of the numbers to admit so that wherever possible schools are working on intakes that are a multiple of 30, that is, at 60 or 90.

4.7 At secondary level the Council will need to explore the options which arise from the projected surplus of secondary school places in the Stanford and Corringham area. At primary level the Council will need to explore the options which arise from the projected surplus of places in Stanford and Corringham and in Ockendon. Consequently there are three initial objectives

- Conduct an options review in conjunction with schools and stakeholders on addressing the surplus secondary school places in Stanford and Corringham
- Conduct an options review in conjunction with schools and stakeholders on addressing the surplus primary school places in Stanford and Corringham
- Conduct an options review in conjunction with schools and stakeholders on addressing the surplus primary school places in Ockendon

4.8 PRIORITY TWO – Strategic Aim – Providing facilities which can support new models of school leadership

4.9 There are already a number of new and innovative models of leadership in place and in development across the borough. In a number of cases, complementary capital investment in new or improved facilities supports the drive to improve the quality of learning and raise standards which sits at the heart of all school restructuring arrangements. This may only be possible through asset disposals associated with the review area.

4.10 In working towards this aim, our current objectives are as follows

- Re-model the existing facilities across Quarry Hill Infant and Quarry Hill Junior School to support any amalgamation
- Re-model the existing facilities across Tilbury Manor Infant and Junior Schools to support any amalgamation
- Re-model the existing facilities across other Thurrock Infant and Junior schools, to support amalgamation, where there are proposals to progress these amalgamations from Cabinet, in line with the Council's current policy
- Identify options and consult on any proposals to include federations and/or amalgamations as part of any rationalisation of primary and secondary pupil place provision

4.11 PRIORITY THREE - Strategic Aim – Improving and modernising our schools and other capital assets so that they are fit for 21st century learning

4.12 As the opportunity to access BSF funding is no longer available the Council needs to maximise any funding opportunities it receives to improve and modernise school facilities, whenever any generic or ring-fenced funding stream becomes available. A current example is the need to maximise the limited funding available within both the Targeted Capital Fund and Primary Capital Programme for our primary schools. However there is a need to be clear on our strategic priorities outside of these two programmes to ensure the Council is in the best possible position to act on future sources of capital funding

4.13 In working towards this aim, our current objectives are as follows

- Complete the redevelopment and new build programmes already underway which are
 - Complete phase 2 of new build at West Thurrock Primary
 - Complete refurbishment of IT block at Hassenbrook
 - Complete final third phase of re-modelling and re-development of Lansdowne Primary
 - Complete development of new classrooms and nursery facility at Stifford Clays Infant School
 - Replace temporary accommodation and meet suitability issues at Stifford Primary School

- Replace temporary accommodation and meet suitability issues at Purfleet Primary School
 - Complete development of new Ormiston Park Academy
 - Complete the development of central facilities at the new Treetops School
- Deliver a capital infrastructure across our secondary schools and colleges which supports the delivery of the 14-19 Education Plan and Diplomas
- Complete the development of the Thurrock Learning Campus to provide FE and HE within the borough
- Reduce the number of temporary classrooms in Thurrock by at least 25% by the end of 2015
- Develop a new build facility to house the current Beacon Hill School on the new Treetops site and complete the development of the Special Schools project
- Develop a new facility for Primary Pupil Referral Unit on a primary school site

4.14 These three strategic aims, in the priority order set out above, are supported by a set of cross – cutting objectives. These will be principles and criteria will in part underpin further decision making within each of the priority aims at paragraphs 4.2, 4.8 and 4.11

4.15 Cross-Cutting Objective 1 – Ring fence any receipt from the sale of educational assets for reinvestment in other educational assets.

4.16 The level of investment needed to deliver on this strategy cannot be met from current capital income streams alone. In addressing this shortfall in funding, the Council will need to maximise the use of all of its assets and this will require disinvestment and disposal of some assets in order to generate a receipt for reinvesting in improving the assets which remain. In addition, reducing the total number of assets held will have a knock on effect of reducing the backlogs in condition, suitability and sustainability that need to be tackled.

4.17 The disposal of assets and sites at the appropriate time could generate significant funds towards capital works. However the timing of site disposal needs to be considered in light of current low market values. The disposal of one site to purchase another more suitable site is less likely to be affected by current land values than where disposal of any site is intended for re-investment into a new build or major re-development. A financial model for borrowing against future values needs to be explored.

4.18 Ring fencing any educational asset receipts initially is necessary to practically facilitate any changes the Council might need to make to secure more effective use of pupil places in an area and to support any changes that might need to be made to meet the changing patterns in population across different parts of the borough.

4.19 Where educational asset receipts are not part of a wider strategic development on changes to the provision of education in an area of the borough then those

receipts would be available for the Council's use within its corporate asset management strategy which is currently being updated.

4.20 Cross-Cutting Objective 2 - Provide improvements and modernisation which meet health and safety requirements and help reduce our carbon footprint

4.21 This objective would be layered in wherever relevant to decision making within any of the three priorities set out in this strategy. In working towards this objective the key criteria for consideration would be

- Opportunities to reduce the number of temporary buildings and classrooms, that are energy inefficient, and replace with high performing permanent accommodation where needed.
- Addressing condition issues to reduce the occurrence of health and safety incidents, for example, the upgrade of water systems to reduce the risks of water borne infections
- Approaches to sustainability and reducing carbon footprints in every new build or major redevelopment scheme
- Approaches to sustainability for school funded capital schemes

4.22 Cross-Cutting Objective 3 – Reduce the backlog of condition issues in both primary and secondary schools

4.23 This objective would be also layered in wherever relevant to decision making within any of the three priorities set out in this strategy. In working towards this objective the key criteria for consideration would be

- Evaluation against an externally assessed and updated list of condition works across all schools and the estimated costs for those condition works
- Ensuring condition priorities which could and should have been met from an individual schools' delegated resources, including by borrowing against future Devolved Capital Funding where relevant and appropriate, has been carried out

4.24 Cross-Cutting Objective 4 – Maximise the use of existing and future resources through co-location of services

4.25 The Council will also look at making the best use of its existing facilities, especially where there may be high running costs and a need for capital investment, considering alternatives such as relocation to other settings and where appropriate improved facilities could be catered for in new developments within school sites.

4.26 In working towards this objective the key criteria for consideration would be

- Rationalising the number of overall CEF and school assets
- Identifying opportunities for reducing the number of Council assets
- Aligning where possible PCT and other health related capital investment programmes to secure partner investment into future new builds and major re-developments to provide locality based services on school sites

- Aligning known and likely developer Section 106 contributions to priorities within this strategy wherever possible
- Exploring the use of a financial model for borrowing against future values from Council assets
- Using specific grants in a coordinated and coherent way with other strategies, for example, use of harnessing technology and extended schools in new schools or extensions

4.27 There is a summary of the current capital funding sources and opportunities set out in Appendix 4

Section 5 – Conclusion

5.1 This strategy has its foundations in the Council’s vision for the borough, where raising standards and improving the aspirations of young people and their families are very much at the core of that vision. The aims and objectives set out in this strategy demonstrate how the Council will deliver on the ambitions in the new Children and Young People’s Plan, determining the investment priorities and approaches which will be used to ensure that Thurrock’s capital assets are improved and developed in the same way as the Council and its partners look to improve the quality of services provided with one over-arching goal – improving outcomes and life chances for children and young people.

5.2 This Capital Strategy will support our approach to transforming learning and the provision of education and other services, and it be a part of how that transformation will be delivered in both the secondary and primary sectors.

5.3 This Capital Strategy and the investment aims and objectives it sets out, will be part of the support available to achieve that transformation. The overall intention is to maximise the potential of the resources available and direct central investment to agreed priorities. This central investment will inevitably be targeted at some schools and services and therefore in other schools this will need to be complemented by effective and targeted use of Devolved Capital Funds to deliver a coherent and joined up approach to meeting needs.

5.4 Through this strategy and other complementary strategies, the Council and its partners will deliver a programme of targeted capital improvements focused on providing the best possible facilities to children, young people and communities, which will in turn support the drive to secure excellent settings, schools, colleges and services, to ensure everyone succeeds, to protect those who need it and to secure services which are fit for the future.

Appendix 1 – Pupil Place Projections to 2015

Table 1 below illustrates the surplus and deficit of pupil places in the secondary sector by 2015.

Area	Baseline forecast +/- places 2015	Pupils from new homes	New homes +/- places 2015
Aveley & Purfleet	22	199	-177
South Ockendon	51	17	34
Chafford Hundred and Grays	-21	213	-234
Chadwell & Tilbury	-329	30	-359
Stanford & Corringham	388	34	354
Village & Faith Schools	10	0	10
Total	121	493	-372

Table 2 below illustrates the surplus and deficit of pupil places in the primary sector by 2015.

Area	Baseline forecast +/- places 2015	Pupils from new homes	New homes +/- places 2015
Aveley & Purfleet	-187	332	-519
South Ockendon	246	32	214
Chafford Hundred and Grays	-684	437	-1121
Chadwell & Tilbury	198	55	143
Stanford & Corringham	475	57	418
Village & Faith Schools	-18	8	-26
Total	30	921	-891

Appendix 2 – Pupil Place Projections to 2025

Table 3 below illustrates the surplus and deficit of pupil places in the secondary sector by 2025

Area	Forecast		New homes	Pupil product	Surplus/ deficit
	NOR 2025	-/+ Places 2025			
Aveley & Purfleet	904	-240	5960	628	-868
South Ockendon	917	-17	1606	162	-179
Chafford Hundred and Grays	3536	-558	8823	907	-1465
Chadwell & Tilbury	1359	-459	1769	214	-673
Stanford & Corringham	2740	275	1268	178	97
Faith School	633	-13			-13
Total	10089	-1012	19426	2089	-3101

Table 4 below illustrates the surplus and deficit of pupil places in the primary sector by 2025

Area	Forecast		New homes	Pupil product	Surplus/ deficit
	NOR 2025	-/+ Places 2025			
Aveley & Purfleet	1225	-244	3743	752	-996
South Ockendon	1344	248	1606	302	-54
Chafford Hundred and Grays	5783	-818	11040	2106	-2924
Chadwell & Tilbury	2083	157	1769	390	-233
Stanford & Corringham	2618	474	1228	322	152
Village & Faith Schools	1964	-25	40	11	-36
Total	15017	-208	19426	3883	-4091

Appendix 3 – Other CEF Assets

1,2 5 Hutson Terrace, West Thurrock	Teachers houses
Hathaway Road, Grays	Teachers house
, Stanford	Teachers house
Quarry Hill allotments, Grays	Spare land on Quarry Hill I & J site
Stifford allotments	Spare land on Stifford Primary School
Land at	Expansion land for Deneholm Primary School
Land, St Chads Road, Tilbury	Former St. Chads School
Former Treetops School, Dell Road, Grays	Former school and playing field
Former Knightsmead School, Ockendon	Empty building and land adjacent to Somers Heath Primary School
Jack Lobley Centre, Tilbury	Centre for Alternative Provision Former primary school and caretakers house
House, Graham James Primary, Stanford	Former caretaker house
Graham James, land	Former Infant school site (sale pending)
Connexions building, Grays	
Youth Centres	
Children Centres	
Adult Education Centre, Grays	

Appendix 4 – Capital Funding Sources

Borrowing approval

Traditionally a part of the resources have come in the form of borrowing approvals from central government. Currently the authority receives their supported borrowing allocation from the Government's Single Capital Pot.

Whilst in theory authorities are free to use the borrowing on any service, the Government makes arrangements to make sure that the provision for schools included in the single allocation is fully invested in Education.

Grants

The majority of capital funding from government comes from specific grant. Some grants can be used in a discretionary way whilst others are specific to meet initiatives.

Devolved Formula Capital

Capital allocations from central government include a formulaic grant for Devolved Formula Capital. This funding is given to schools to undertake minor capital works. The contribution from individual schools to major capital schemes is to the value of one years worth of DFC. A major scheme is currently defined by the value of one year DFC allocation. For secondary schools the average is about £90,000 and for primary schools the average is around £30,000.

Schools can undertake minor schemes from the DFC allocation but should consider the condition issues of the building and whether there are any major schemes to which the school would be contributing. In addition schools should be using the revenue budget for repairs and maintenance.

Academies

Thurrock already has two academies, The Gateway Academy opened in a new building in April 2008 and Ormiston Park Academy was established in September 2009 with the plans to rebuild the school on the same site by 2012, though this is currently subject to central government review. The capital funding for academies is through central government.

Primary Capital Programme

The Council's "Primary Capital Programme – Strategy for Change" sets out how capital investment will impact on the standards in schools and assist in the most deprived areas. Grant totalling £8.378 million was made available to the Council.

Private Finance Initiative

To date the Council has not taken up this method of capital funding.

Developer Contributions

Section 106 of the Town and Country Planning Act allows the planning authority to seek contributions from developers towards infrastructure costs arising from residential developments. The amount of contribution requested of developers depends on the type of new homes and the available pupil places in the vicinity. A developer contributions policy is in place that calculates the number of pupils generated from new homes taking account of the number of flats, houses and affordable homes. When the Directorate is consulted about planning applications the calculations are used to request contributions where appropriate. The same calculations are used for pupil forecasts. Full use of this funding is essential to secure additional school places arising from the planned residential development.

The amounts identified in planning applications are those where planning permission has been granted and the Section 106 conditions of that approval include an education contribution. These funds may not become available if the construction of new homes does not take place for whatever reason or the permission expires.

The recent introduction of the Community Infrastructure Levy (in force from 6 April 2010) may result in a change to the way contributions from developers are sought. The proportion of funding available for children services infrastructure may be less than currently sought.

Prudential borrowing

Unsupported borrowing is through the prudential framework that commenced in local authorities throughout Great Britain in April 2004. The new system is one based largely on self-regulation by local authorities and enables authorities to take on whatever level of debt they believe is affordable without seeking ministerial approval. The framework allows authorities to take greater control of their investment in the fixed assets that are central to the delivery of quality local public services. To date Thurrock Council has not used this method of borrowing.

Capital Receipts - Asset disposal

In 1999 when Thurrock became a unitary authority assets transferred from Essex to Thurrock and this included all the schools, youth centres, adult college, some teacher and caretaker houses and associated education land holdings. In addition some children's homes and Social Care facilities transferred to Thurrock. The assets held by CEF require management and maintenance and costs are met from within CEF budgets.

The Public Land Initiative (PLI) is a framework devised by the Homes & Communities Agency (HCA) which is simply, the public sector releasing land to developers free of charge with a proportion of the profits from the sale of houses going to the public sector when homes are sold. This is hoped to stimulate the economy and provide much needed housing for the housing associations and owner occupied properties. There may be opportunities to stimulate the ability of the Council to undertake capital schemes through such a scheme.

Other sources of funding

From time to time some capital projects are supported through other agencies, such as the Department of Communities and Local Government. Exploration of these alternative funding streams needs to be made to realise opportunities where possible.

Other funding opportunities such as the Big Lottery Fund and environmental trusts can assist in capital schemes.