

HAMPSHIRE COUNTY COUNCIL**Decision Report**

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| Decision Maker: | Executive Member for Policy and Resources |
| Date: | 9 November 2016 |
| Title: | Proposed Provision of a Replacement School for the Mill Chase Academy, Whitehill and Bordon |
| Reference: | 7786 |
| Report From: | Director of Culture, Communities and Business Services |

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1. Executive Summary

- 1.1 This report seeks approval for the County Council to use its capacity, resources and skills to secure a replacement secondary school for the Whitehill and Bordon Area.
- 1.2 Hampshire County Council has made a major contribution to the partnership formed to steer the regeneration of the town following the decision to close the Bordon Army Garrison. The proposed new building and facilities for the Mill Chase Academy will form a key part of the strategic investment intended to minimise the social and economic impacts of the closure of the garrison in December 2015. Proposals are set out for the required land acquisition, disposals and assembly of funding required to deliver the new building and related facilities for the school on a town centre site currently owned by the Ministry of Defence (MoD). It is proposed that on completion the new school be leased to the University of Chichester Academy Trust (UCAT) with an intended opening of September 2019. Concurrently the 125 year lease of the existing Mill Chase site would be surrendered and the site sold to generate a receipt to offset in part the County Council's capital investment in the new school.

2. Background

- 2.1 Whitehill and Bordon grew up around the Army Garrison throughout the twentieth century during which time the town received lower levels of investment in housing and community facilities than other towns in the east of Hampshire. The Mill Chase Academy is the only secondary school in Whitehill and Bordon and was established in the late 1950s on a site to the east of the town.

- 2.2 The buildings are in need of significant investment due to long term maintenance issues and have major operational problems including safeguarding arising from the public access available for users of the Leisure Centre located in the centre of the school site. The school was included in the third wave of the County Council's Building Schools for the Future programme prior to its abandonment in 2011. Despite considerable support from the County Council the school has experienced long-standing problems in recruiting staff, attracting students and securing the accompanying funding. This has led to large numbers of children from Whitehill and Bordon attending other schools in Alton, Liphook and Petersfield. The school was formerly the Mill Chase Community Technology College but after successive unsatisfactory Ofsted assessments it was required to convert to academy status in 2013 and is now sponsored by the University of Chichester Academy Trust.
- 2.3 The County Council has been working with the Ministry of Defence, Homes and Communities Agency (HCA), EM3 Local Enterprise Partnership and East Hampshire District Council to achieve the successful regeneration of Whitehill & Bordon. Improving the education and training opportunities for local residents has been identified as a key priority. Whitehill and Bordon is experiencing major change following the closure of the Garrison which was the area's principal employer. Despite the Garrison closure there will be a continuing military presence in the town as the large number of service family houses will be retained with service personnel commuting to Aldershot, Odiham and other military installations in the north and east of Hampshire.
- 2.4 The County Council has been an active partner in the regeneration governance for Whitehill and Bordon intended to support the existing and incoming population who will occupy the 3,000 new homes planned for construction on the vacated MoD land in the next fifteen years. The proposed new school will be of particular value to the service families living in Bordon, many of whom move to the town outside of the normal school admission timetable.
- 2.5 Normally new schools would be funded either by central Government grant or developer contributions based on the additional school places required and this is the case for primary school provision in Whitehill and Bordon with a proposed expansion of Bordon Infant and Junior Schools from two to three forms of entry with a new three form entry Primary School to follow. However the continuing existence of between 500-600 surplus places at Mill Chase Academy due to parents selecting alternative secondary schools outside of Whitehill and Bordon meant that such financial contributions for secondary school provision could not be demanded as conventional developer contributions.
- 2.6 This has required lengthy negotiations to assemble viable proposals for a replacement school and has led to agreement for major voluntary contributions of land and finance from the MoD and HCA subject to the County Council contributing from its Children's Services capital programme and securing grant funding from the Department for Education in lieu of expenditure required to maintain the existing school.

- 2.7 The provision of a replacement school will improve the educational opportunities in Whitehill and Bordon and can be expected to increase the market value and pace of new housing delivery. Design and delivery proposals have been worked up by the County Council and are strongly supported by UCAT and the Principal, staff and governing body of the Mill Chase Academy.
- 2.8 Currently the County Council's ownership interest in the Mill Chase Academy site is limited to the freehold reversion on the expiry of the 125 year lease entered into in 2013 with the UCAT. The lease is subject to sub-leases for sports facilities within the school grounds which are due to be re-provided by 2019 by East Hampshire District Council using agreed developer contributions, as part of the proposed new town centre for Whitehill and Bordon.

3 Proposal

3.1 Development proposals to deliver a replacement secondary school for the town have been assembled involving land acquisition, disposals and funding from developer contributions, central government and the County Council's Children's Services capital programme with the County Council to acquire the freehold interest of the new school buildings and its grounds.

3.2 The development proposals comprise:

- i. Hampshire County Council to construct a 6 form entry secondary school designed to enable expansion to 8 form entry. Outline planning consent for the construction of a new school was secured in association with the MoD as part of the hybrid planning consent issued by East Hampshire District Council in November 2015. Detailed design proposals for the new school are currently out for consultation in advance of the proposed submission of a Regulation 3 planning application.
- ii. The existing school site to be sold for redevelopment for housing upon completion of the replacement school and the surrender and vacation by UCAT and East Hampshire District Council of their leasehold and sub-lease interests in the existing school site and leisure centre on Mill Chase Road, Whitehill.
- iii. Community use agreements to be entered into for the enhanced sports and recreation facilities to be provided at the new school and the existing detached playing field to be retained at Hollywater Road.

3.2.1 Land Assembly/Disposal

- i. The MoD to transfer to the County Council the freehold ownership of a 9 hectare site on Budds Lane, Bordon for the new school at nil cost (this land would otherwise be available to the MoD for housing development).
- ii. Developer contributions to be payable to the County Council over the next 12 years as housing development proceeds on the Prince Philip, Louisburg and Quebec Barracks sites negotiated from the MoD, HCA and EHDC .

- iii. Grant of a 125 year lease of the new school to the UCAT.
- iv. Contractual commitment from East Hampshire District Council to surrender their sub-lease of the leisure centre located in the existing Mill Chase Academy site within three months of the practical completion of the new leisure centre to be provided in the town centre.

3.2.2 Funding

Funding to be secured from the following and as detailed in the confidential Appendix C

- i. Developer Contributions
 - ii. Funding negotiated from the Department for Education (under its Priority Schools Building Programme (PSBP2)) in lieu of maintenance expenditure required on the existing Mill Chase Academy.
 - iii. Capital contribution from the County Council's Children's Services Capital Programme.
 - iv. The proceeds of sale of the existing Mill Chase Academy site for housing on completion of the new school and surrender of existing leases with the receipt to offset in part the County Council's expenditure under its Children's Services Capital Programme.
- 3.3 The above proposals negotiated with the MoD and UCAT are intended to deliver a 2019 opening of the new school and provide an early focal point for education, recreation and community facilities to serve the existing and incoming population of Whitehill and Bordon. The proposed school will also provide a highly visible design statement for the regeneration of the town on the main access to the new town centre from the A325 relief road, the construction of which is being managed by the County Council and is due to be completed in 2018.
- 3.4 The proposals represent a unique opportunity to enhance the educational opportunities for the residents of Whitehill and Bordon which only the County Council is capable of delivering in association with the MoD, HCA and the University of Chichester Academy Trust.

4. Hampshire County Council's role in the regeneration of Whitehill and Bordon

- 4.1 To date the County Council has used its capacity, skills and resources to secure over £40m of external funding for the key infrastructure, education and skills training facilities, which it has already delivered, or will do so in the next three years.

- 4.2 Approval of the proposals for the County Council to deliver the replacement secondary school would extend the total external investment secured to over £61m for a total capital commitment of £12.25m.
- 4.3 This represents a leverage ratio of 5:1 on the County Council’s capital investment which has already enabled the development of housing and employment in Whitehill and Bordon ahead of the other comparable major developments planned in Hampshire.

5 Whitehill and Bordon – Programmed Project Delivery by Hampshire County Council 2016-2019

| Project | Completion Date |
|---|------------------------|
| A325 Relief Road (Phase 1) | November 2016 |
| High Speed Broadband (fibre to the premises) first new house completion | December 2016 |
| Future Skills Centre | May 2017 |
| A325 Relief Road (Phase II) | September 2018 |
| Replacement Mill Chase Academy | July 2019 |
| 1.F.E. Extension of Bordon Infant and Junior Schools | July 2019 |

6 Recommendations

- 6.1 That the Executive Member for Policy and Resources authorises the County Council to facilitate the provision of a replacement secondary school at Budds Lane, Whitehill and Bordon as set out in the report subject to:
- i. Approval of a project appraisal and related consents for the construction of the replacement secondary school by the Executive Member for Education.
 - ii. The Director of Culture, Communities and Business Services (Strategic Manager-Assets and Development) being authorised to settle terms for the:
 - a. Agreement for and surrender of leases affecting the County Council’s freehold interest in the existing Mill Chase Academy site. The letting of the new build contract to be conditional on the contractual commitment of East Hampshire District Council to surrender the sub-lease of the Mill Chase Leisure Centre within 3 months of the practical completion of the new leisure centre to be provided in the new town centre.
 - b. Acquisition of the freehold interest in the new school site at Budds Lane at nil cost from the Ministry of Defence.
 - c. Agreement for lease and grant of a new lease of the completed school site and buildings to the University of Chichester Academy Trust for operation by the Mill Chase Academy.

- d. Agreements for community use of the new sports and recreation facilities to be provided on the Budds Lane site and the existing school sports pitch to the east of Hollywater Road to be retained for adjoining school and community use.
- iii. A further report being made on proposals to sell the County Council's freehold interest in the existing Mill Chase site upon its vacation by the Mill Chase Academy and surrender of the lease to the University of Chichester Academy Trust and Leisure Centre sub-lease.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

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| Hampshire safer and more secure for all: | Yes |
| Maximising well-being: | Yes |
| Enhancing our quality of place: | Yes |

Other Significant Links

| Links to previous Member decisions: | | |
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| <u>Title</u> | <u>Reference</u> | <u>Date</u> |
| | | |

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

| <u>Document</u> | <u>Location</u> |
|-----------------|-----------------|
| None | |

IMPACT ASSESSMENTS:

1. Equality Duty

1.1. The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2 Equalities Impact Assessment:

1.2. An equalities impact assessment has been considered in the development of this report and no adverse impact has been identified, the proposed scheme will be designed to meet current accessibility standards.

2. Impact on Crime and Disorder:

2.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this report will improve the educational opportunities and community facilities available in Whitehill and Bordon which can be expected to reduce the incidence of crime.

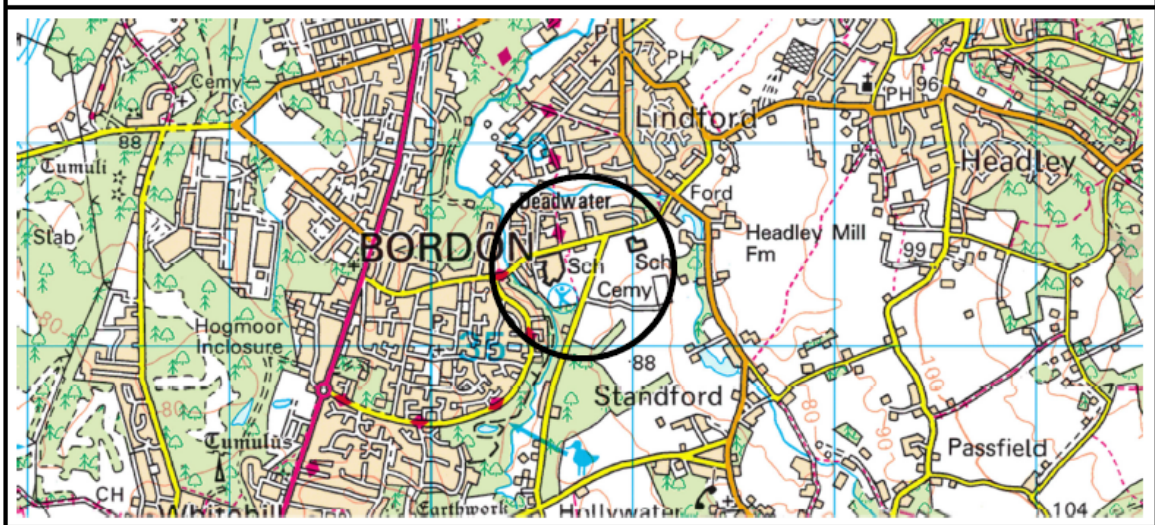
3. Climate Change:



3.1 How does what is being proposed impact on our carbon footprint/ energy consumption?

- The replacement school has been designed to minimise its carbon footprint and will represent a major reduction in the energy consumed.

3.2 How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

- The proposed development has been designed to cope with changes in temperature levels and in its landscaping to plant species suited to such changes.



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| <h1>MILL CHASE ACADEMY</h1> <h2>MILL CHASE ROAD</h2> <h3>WHITEHILL & BORDON</h3> | PLAN NO. A / 6 / 941 | REV. D | NOT TO SCALE |
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|  Hampshire County Council | Property Services | |  N |
| | | DATE October 2016 | |

