

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Cabinet

Date: 04/12/2023

Subject: The Temporary Relocation of Flora Gardens Primary School

Report of: Councillor Alex Sanderson, Cabinet Member for Children and Education

Responsible Director: Jacqui McShannon, Strategic Director of Children's Services

Report author: Peter Haylock, Operational Director for Education and SEND

SUMMARY

The report recommends approving the temporary relocation of Flora Gardens Primary School to the Lena Gardens site, following refurbishment. The Lena Gardens Primary school site has returned to Local Authority control and provides a site well suited to long term educational use. Cabinet recently agreed the award of a contract to refurbish the site to provide high quality educational facilities for H&F pupils.

RECOMMENDATIONS

1. To approve the temporary relocation of Flora Gardens Primary School to the Lena Gardens site, following refurbishment of Lena Gardens.
 2. To approve £200,000 S106 contributions to fund relocation costs associated with the disruption as a result of the temporary move of Flora Gardens Primary School to the Lena Gardens Site.
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Wards Affected: Addison, Ravenscourt

| Our Values | Summary of how this report aligns to the H&F Values |
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| Building shared prosperity | The provision of improved educational facilities for pupils at Flora Gardens will support improved educational outcomes. |
| Creating a compassionate council | The provision of a quality learning environment for Flora Gardens pupils, as well as future educational use for H&F children and young people. |
| Doing things with local residents, not to them | The temporary move of Flora Gardens to the Lena Gardens site responds to |

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| | concerns raised with the condition of the current school site. |
| Being ruthlessly financially efficient | The refurbishment of the Lena Gardens site represents significantly better value for money than the ongoing investment in the current school site. |
| Taking pride in H&F | Supporting H&F children with the provision of high-quality educational facilities. |
| Rising to the challenge of the climate and ecological emergency | The refurbishment will contribute towards reducing carbon emissions by providing improved building fabric compared to the current Flora Gardens site and prepare the way for further improvements. |

Financial Impact

This report is requesting Cabinet approval to drawdown £200,000 of S106 funding for the costs associated with the temporary relocation of the Flora Garden Primary School site. This includes an allowance (£170,000) for revenue support to Flora Gardens to help offset disruption costs – such as a potential reduction in pupil numbers as a result of the move. The breakdown of project costs is shown below in Table 1.

The project is expected to commence within the 2023/24 financial year and to complete in 2024/25. The £170,000 payment to Flora Gardens for revenue support is expected to be made in two equal tranches of £85,000 in the 2023/24 and 2024/25 financial years.

Planning colleagues have below confirmed banked Section 106 funds, secured from the Kings Mall Car Park development (planning ref 2012/03546/FUL) to cover the £200,000 revenue support costs.

Table 1 – Breakdown of project costs

| Expenditure Estimates | Lena Gardens |
|---|---------------------|
| Revenue: costs not capitalizable | £30,000 |
| Revenue cost: Income loss compensation to impacted school | £170,000 |
| Subtotal Revenue Expenditure | £200,000 |
| Target S106 revenue contributions (costs that cannot be capitalised) | £200,000 |

Financial Implications provided by: Anjali Chadha, Principal Accountant, 8 August 2023

Reviewed by Tony Burton, Head of Finance, Children's Services and Education, 10 August 2023

Verified by: Sukvinder Kalsi, Director of Finance, 26 June 2023

Legal Implications

Planning

Section 106 agreements containing planning obligations are entered into between developers and the Council as the Local Planning Authority.

The use of such obligations is controlled by legislation, including regulation 122 of the Community Infrastructure Regulations 2010 which requires planning obligations to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

Officers are asking the Cabinet to approve the use of £200,000 of S106 contributions to fund costs associated with the temporary move of the school.

Section 106 Details

The Council entered into Section 106 Agreement for Kings Mall Car Park on 1 July 2013. The terms of agreement required the developer to pay an Education Contribution in the sum of £350,000 within the Central Hammersmith Area.

The Council is proposing to use £200, 000 from this contribution in accordance with the terms of this agreement, for relocation costs and revenue support costs.

Having reviewed the terms of the s106 agreement, and the proposed purposes, the section 106 contribution can be used for these purposes.

Gerta Kodhelaj Senior Solicitor, Planning, Licensing and Highways Team, 26 June 2023

Background Papers Used in Preparing This Report

None.

DETAILED ANALYSIS

Proposals and Analysis of Options

Temporary move

1. Flora Gardens is a one form entry primary school. The main part of the building was built in the post-world war two period of a 'prefabricated' construction design that was not intended to be in use seventy years later. Whilst some parts of the premises are of more recent construction, including the Children's Centre and the Reception Centre, both less than twenty years old - the main part of the school has significant condition and suitability issues.
2. A 2014 condition survey recommended replacing both the roof and windows within a one-to-two-year period. A 2020 survey noted that the design of the building meant that the fabric of the building would be unlikely to be strong enough to allow window replacement to take place without significant further work.





3. A complete refurbishment of Flora Gardens has not been fully costed, as the option is not viable. It will however, cost significantly more than the cost of refurbishing Lena Gardens. For example, current window replacement projects are estimated at above £1 million per school. Fully refurbishing Flora Gardens probably cost in the range of £1.5 million to £2 million, including window and roof replacements, as well as a wide range of other condition issues, and may not be technically possible.
4. Lena Gardens primary school was formerly an academy and was part of the Elliot Trust. The site was leased to the Trust on a 125 year, as is standard for academies and free schools. The academy closed on the 31 August 2019 and the site was therefore managed by the DfE before formally returning to LA control after the Trust formally surrendered the lease in December 2021. H&F resumed control of the Lena Gardens site from 1 April 2022.
5. A condition survey undertaken in the autumn of 2021 identified significant essential works, estimated at £451,000 that will be needed to bring the Lena Gardens site to a condition suitable for future educational use. This figure did not include:
 - costs associated with ICT and telephony infrastructure,
 - specialist surveys, such as asbestos and drainage surveys, along with the works resulting from the surveys,
 - potential issues in the basement and roof spaces that were not directly accessible.
6. Cabinet recently agreed to award a contract to Arc Group London Ltd to refurbish the Lena Gardens site.
7. The refurbishments at Lena Gardens now allows for a high-quality educational facility to be available for Flora Gardens primary school, and for long-term educational use at relatively modest cost compared to refurbishing the current site at Flora Gardens. The school is approximately one mile from Flora Gardens by foot to the west-north-west. Although most pupils live slightly further away the proposed move has been worked on jointly with the Flora Gardens School community. The move is expected by parents and the wider school community.
8. The approval of the temporary move of Flora Gardens Primary School to the Lena Gardens site is therefore recommended, following refurbishment.

Disruption support

9. An allowance has been agreed in discussion with the school to mitigate the uncertainty of the temporary move and any disruption that this may cause for the school community. This is currently estimated at £170,000, with two equal payments of £85,000 in the 2023/24 and 2024/25 financial years.

Reasons for Decision

10. The refurbishment of the Lena Gardens site will provide a high-quality educational facility for ongoing educational use at significantly lower cost than refurbishing Flora Gardens.
11. The relocation will provide a high-quality educational environment for pupils and staff at Flora Gardens, supporting educational outcomes and supporting the sustainability of the school.

Equality Implications

12. There are no direct negative equality implications for groups with protected characteristics, under the Equality Act 2010, by the temporary relocation of Flora Gardens Primary School.

Risk Management Implications

13. The report recommends approving the temporary relocation of Flora Gardens Primary School to the Lena Gardens site, following refurbishment of Lena Gardens, along with the funding for associated relocation and disruption costs. The relocation will provide a high-quality educational environment for pupils and staff at Flora Gardens, supporting educational outcomes and supporting the sustainability of the school. This is in line with Council objectives as set out in the report.

David Hughes, Director of Audit, Fraud, Risk and Insurance, 15 May 2023

Climate and Ecological Emergency Implications

14. The current Flora Gardens building is of an old design and is thermally inefficient. Lena Gardens, particularly when refurbished, will provide a more thermally efficient fabric, contributing immediately towards reducing carbon emissions. The building is also much more suited to further investment (e.g. air sourced heat pumps) as the estate moves towards net zero and will be included in the programme of feasibility studies currently underway to support investment grade proposals for fundamental upgrading to net zero.

Verified by: Jim Cunningham, Climate Policy & Strategy Lead, 4 August 2023

School Admissions

15. The proposed move to the Lena Gardens site has been previously consulted on with the school and parents are aware of the move is probable for the period through to summer 2024. There will however need to be further clear communication with parents on their options if they do not wish to move with the school to the Lena Gardens site and colleagues in the Admissions Team will be able to advise on this. It should be noted that most nearby schools have few spare spaces at this time, which may limit options for parents if they do not wish to remain with the school. It is possible that uncertainty around the move may impact on future admissions for Reception cohorts. It is therefore important

that School Admissions are fully aware of all information about the proposed move as early as possible to be in a position to provide clear information and effective support to parents. The Authority should consider funding costs of unexpected uniform or transport costs for parents who feel they need to move school.

Richie Adeyeye, Principal Schools Admission Officer, 16 May 2023

Section 106 implications

16. This report is asking Cabinet to approve the allocation of £200,000 of S106 funding for the relocation costs (£30,000) associated with the temporary move of the Flora Garden Primary School and an allowance (£170,000) for revenue support to help offset disruption costs – such as a potential reduction in pupil numbers as a result of the move.
17. Flora Gardens Primary is located on Dalling Road and is one of four primary schools that serves the primary education needs of the Central Hammersmith Regeneration Area.
18. S106 funds have been secured from the Kings Mall Car Park development (planning ref 2012/03546/FUL) on Glenthorne Road towards education contribution for social and physical infrastructure purposes for the Central Hammersmith Area. Such funds are sufficient to cover the £200,000 relocation and revenue support costs.
19. In allocating the identified S106 funding to the Flora Gardens Primary School project, Members are acknowledging that they are prioritising this project ahead of other purposes to which the S106 funds could have been put to.

Matthew Paterson, Assistant Director of Spatial Planning, 15 May 2023.

LIST OF APPENDICES

None.