

**Decision Maker:** **Executive**  
**(via Education Portfolio Holder)**  
**For Pre-Decision Scrutiny by the Education PDS Committee on**

**Date:** **27 January 2015**

**Decision Type:** Non-Urgent                      Executive                      Key

**Title:** **REFURBISHMENT OF BEACON HOUSE**

**Contact Officer:** Jane Bailey, Assistant Director: Education  
Tel: 020 8313 4146    E-mail: jane.bailey@bromley.gov.uk

Robert Bollen, Head of Strategic Place Planning  
Tel 020 8313 4697    E-mail: robert.bollen@bromley.gov.uk

**Chief Officer:** Executive Director of Education, Care & Health Services

**Ward:** Bromley Town Ward

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1. Reason for report

1.1 This report updates Members on the feasibility undertaken at Beacon House and provides information on the cost and refurbishment timetable to enable Beacon House to open as Burwood School's alternate KS4 and KS5 provision.

2. **RECOMMENDATIONS**

2.1 **That the Education PDS Committee notes the outcomes of the feasibility study at Beacon House and proposal for the refurbishment of Beacon House.**

2.2 **That the Portfolio Holder for Education agrees the outline scheme proposals and cost estimate and recommends the scheme to the Executive and Full Council.**

2.3 **That the Executive approves the scheme and recommends to Council its admission to the Council's Capital Programme.**

2.3 **That the Portfolio Holder for Education agrees the continuation of design development to the stage where a planning application can be submitted for approval whilst Executive and Council approval is obtained.**

2.4 **Authorise the Executive Director of Education, Care and Health Services to seek planning permission for scheme at the appropriate time when required.**

### Corporate Policy

1. Policy Status: Existing Policy
  2. BBB Priority: Children and Young People
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### Financial

1. Cost of proposal: Estimated Cost £3,267,000
  2. Ongoing costs: Non-Recurring Cost
  3. Budget head/performance centre:
  4. Total current budget for this head: £
  5. Source of funding:

DSG,£3,000,000	
DfE Basic Need Capital Grant	£267,000
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### Staff

1. Number of staff (current and additional):
  2. If from existing staff resources, number of staff hours:
- 

### Legal

1. Legal Requirement: Statutory Requirement
  2. Call-in: Applicable
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): 120 per year
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: No comments have been received to date.

### **3. COMMENTARY**

#### **Background**

- 3.1 Burwood is a SEMH school for boys who have statements of special educational need/EHC plans due to their emotional and behavioural difficulties (under the new SEND Code of Practice 2014 this is now termed SEMH: social, emotional, mental health difficulties). The current provision is based at Avalon Road Orpington and is limited in what it can offer in order to deliver the right outcomes for pupils. There is currently no provision for girls or KS5/post 16 provision in the borough .
- 3.2 There have been historical issues with both the performance of the Burwood School and the condition and suitability of the school premises.
- 3.3. Although the school is judged by Ofsted as 'Requires Improvement' a recent HMI unannounced Section 8 inspection indicates that it would be likely that the school would be put into an Ofsted category when it undergoes a full section 5 inspection.
- 3.4 To drive the improvement of the school the local authority, with the agreement of the DfE, has replaced the governing body of Burwood School with an Interim Executive Board. The aim of the IEB is to secure a sound basis for the future improvement of the school and promote high standards of educational achievement.
- 3.5 £400,000 is currently being invested in the current facilities at Burwood to ensure that the existing school is compliant with fire and health and safety regulations and improve safeguarding. However, it is recognised that the current facilities fail to provide an adequate range of learning and subject options for pupils.
- 3.6 Beacon House, a light office and manufacturing facility on Old Holmesdale Road, recently became available and was purchased in July 2014 by the Council. The premises was previously used by an organisation that provided alternative education provision to pupils that had similar needs to the Burwood client group.
- 3.5 The purchase and refurbishment of Beacon House will allow the Council to significantly improve provision for SEMH children in Bromley and expand the existing provision to support girls and KS5 pupils.
- 3.6 This project will allow Bromley to create a purpose built provision for young people whose significant special needs affect their ability to engage with a mainstream curriculum. By designing the right provision the benefits will be significant to pupils and their communities. In addition the new facilities will enable secondary schools to purchase part time places for young people who need a more practical curriculum alongside the high degree of support that a special school is able to offer.
- 3.7 It is considered critical that the facilities are available at the earliest opportunity to maximise the benefits to Bromley pupils and drive the improvement of the school. The new facilities will also improve the ability of Burwood School to attract and retain staff.

#### **Feasibility**

- 3.8 In Autumn 2014 the Council commissioned consultants to review Beacon House and make recommendations on how the facilities could be adapted to meet the needs of SEMH pupils. Proposals have been developed in conversation with staff from Burwood School and the Council.

- 3.9 The feasibility report highlights the poor condition of the existing building including inadequate accessibility, lighting and ventilation and a number of health and safety risks. In its current condition it fails to comply with BB103 the DfE guidelines on school buildings.
- 3.10 A proposed layout has been developed to deliver the intended curriculum. It maintains the necessary separation between practical and class based space. It also makes all areas of the building accessible and addresses the key inadequacies identified through improvements to lighting, ventilation and the compliance with health and safety regulations.
- 3.11 The proposed layout will allow for the delivery of vocational courses in hair and beauty, carpentry, brickwork and decorating, plumbing, catering and motor mechanics. It will also include classrooms for mainstream subjects and specialist spaces for science, ICT, media and music. Necessary provision is also made for dining, toilets and welfare, social amenity and administration.
- 3.12 There are also plans to improve the street facing aspects and elevations of the building and improve access and parking.
- 3.13 The final feasibility report indicated a programme completion date of 31.8.2016. Officers are working with consultants to establish a programme that ensures delivery at the earliest date without compromising the require outcomes of the project. In order to achieve this officers are exploring the following:
- Opportunities to compress the length of time to gain approvals without compromising the Council's procurement and award processes, such as seeking delegation from the Executive to award the contract.
  - The use of enabling packages for instance to start demolition and strip out of the building in advance of the award of the main works package. This can have significant advantages in terms of de-risking the project.
  - Considering the phased delivery of works and whether this could provide some of the facilities in advance of completion. This may have implications on the cost and programme and add additional health and safety risks when considering the client groups.
  - The outcome of consideration of the above items will be presented to the Executive when the project is admitted to the Council's capital programme.

#### **4. POLICY IMPLICATIONS**

The need to ensure sufficient school places, the quality of those places and their efficient organisation is a priority within the Council's Strategy 'Building a Better Bromley' and contributes to the strategy to achieve the status of being an excellent Council. This policy also contributes to key targets within the Education Portfolio Plan.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 It is proposed that the works are funded through a combination of Dedicated Schools Grant (DSG) (£3,000,000) and Basic Need Capital Grant (£267,000). The use of DSG was agreed by Schools Forum on 15 January 2015 but is subject to agreement by the DfE.

5.2 It is anticipated that the construction would begin during 2015-16 and therefore the majority of spend would be during the 2015/16 and 2016/17 financial years. The expenditure profile, shown in the table below, will be monitored and reviewed through the design development process in liaison with the Council's cost consultants.

	<b>2014/15 £'000</b>	<b>2015/16 £'000</b>	<b>2016/17 £'000</b>	<b>2017/18 £'000</b>	<b>Total £'000</b>
Contract Payments		1,935	352	58	2,345
Fees	100	120	70	12	302
Furniture & Equipment			387		387
Contingency (10%)		193	35	5	233
Total	100	2,248	844	75	3,267

## 6. LEGAL IMPLICATIONS

The distribution and application of monies received from central government is subject to guidance and advice from the Department for Education. Under Section 14 of the Education Act 1996 the Council has a statutory duty to ensure that there are enough primary and secondary school places available to meet the needs of pupils in its area. In the award of contracts the Council has complied with its own Financial Regulations & Contract Procedures and Public Contracts Regulations 2006 (as amended).

<b>Non-Applicable Sections:</b>	
Background Documents: (Access via Contact Officer)	