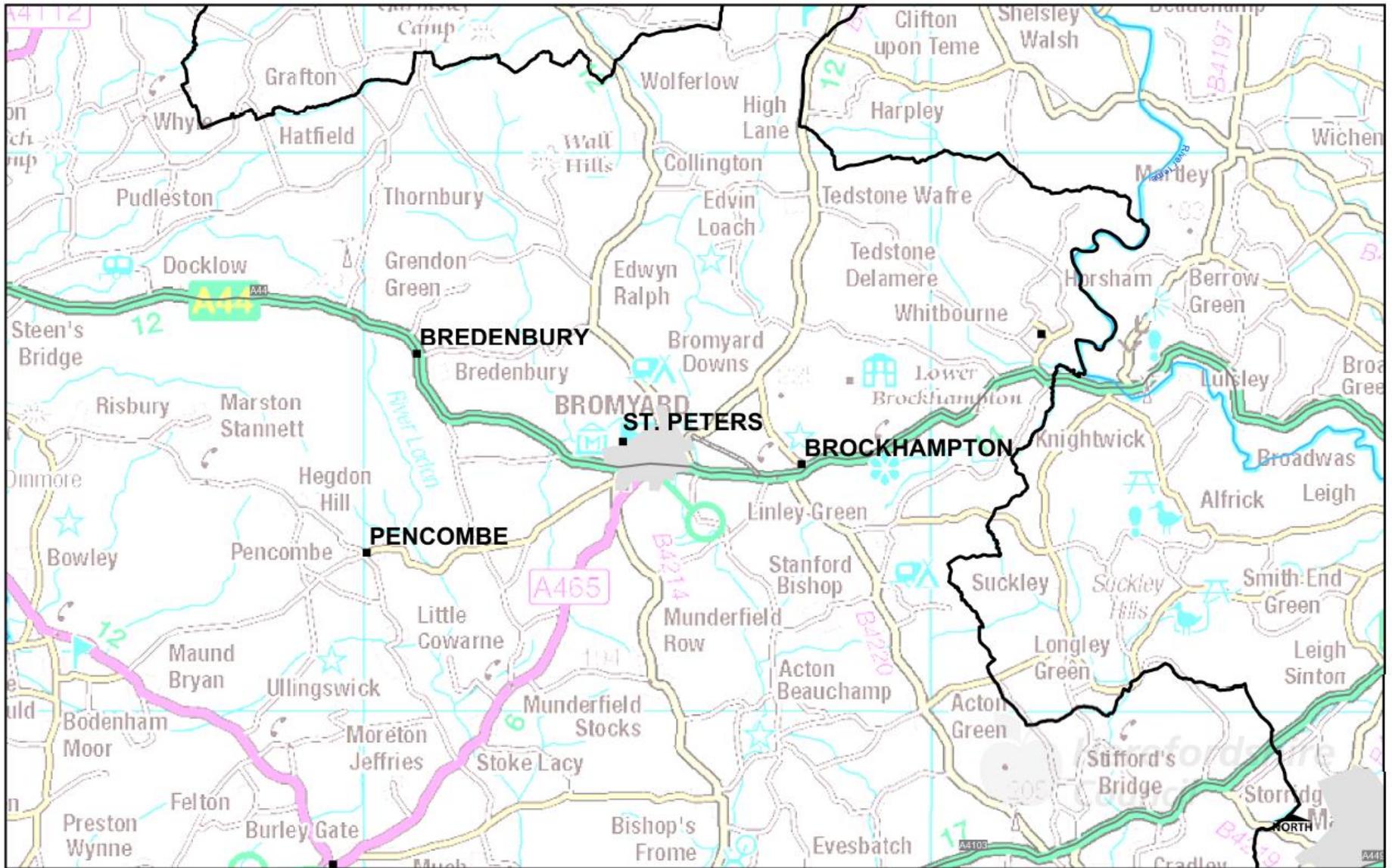


Herefordshire Schools Capital Investment Strategy

Bromyard and rural area

Jan 2016



Bromyard Planning Area

Scale 1:60,000

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Education & Commissioning
Children's Wellbeing
Herefordshire Council
Rough Lane
Hereford, HR4 0LE



Bredenbury Primary



Brockhampton Primary Academy

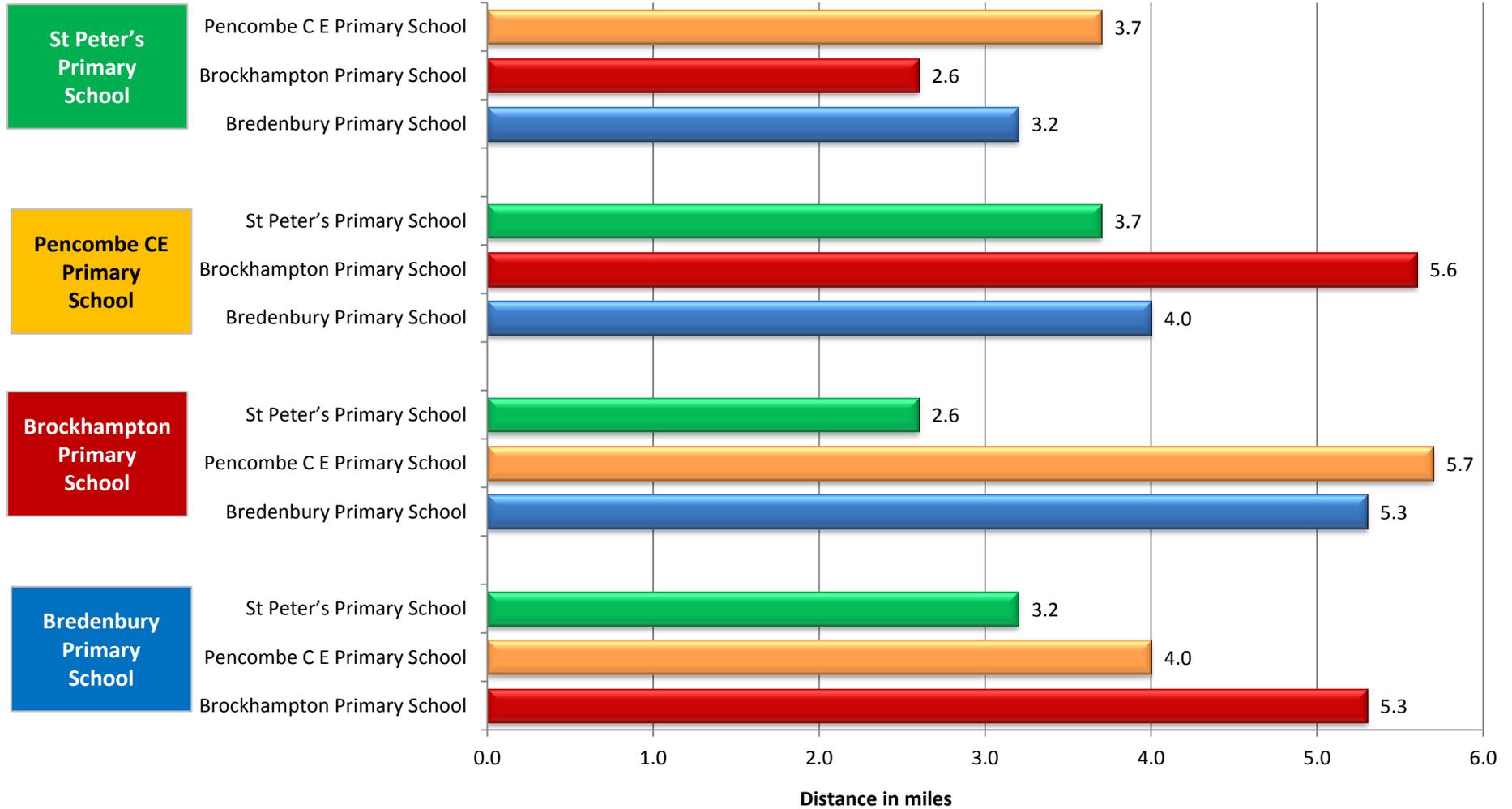


Pencombe CE Primary School

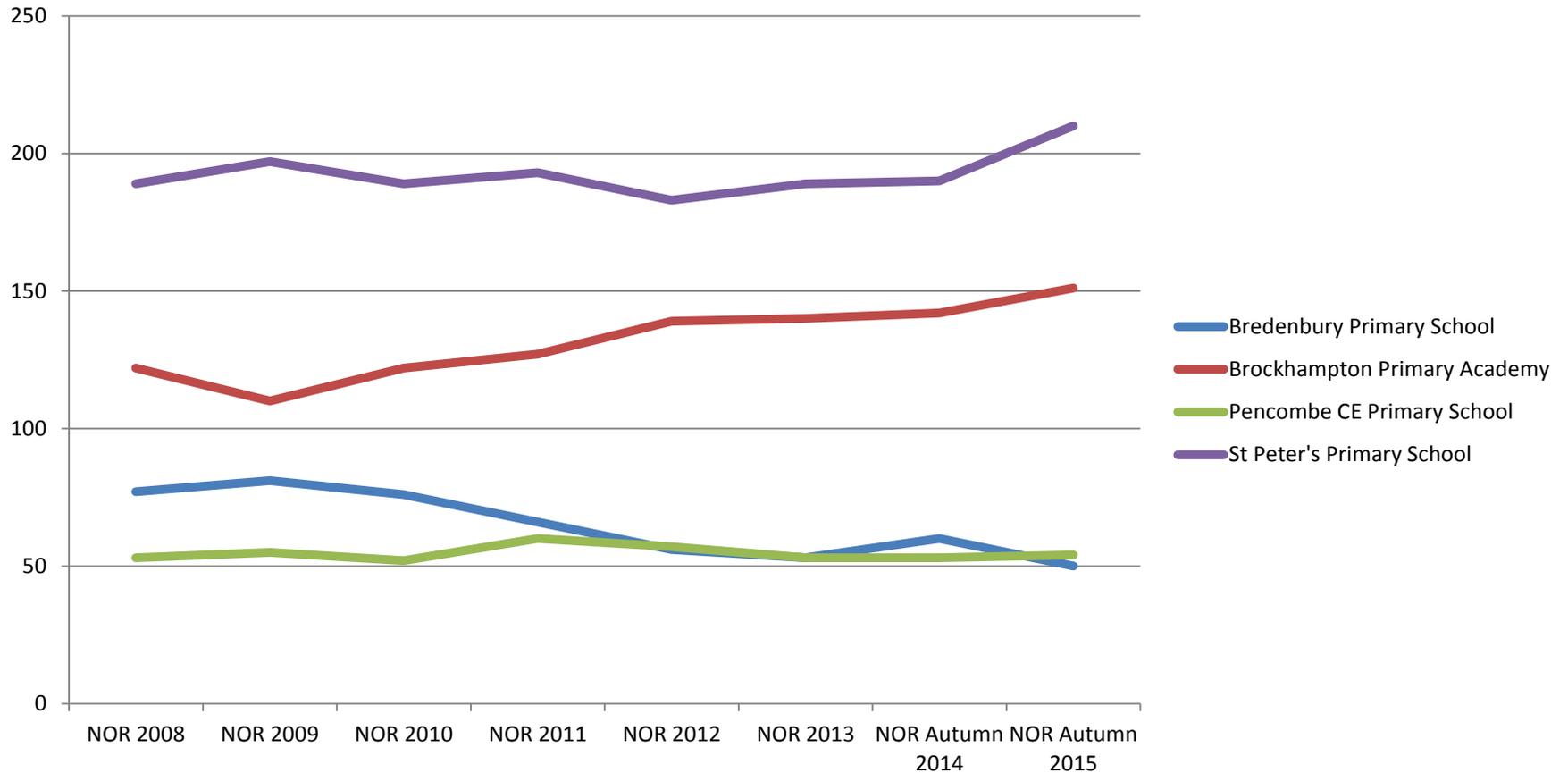


St Peter's Primary School

School proximity – distances



Number on roll 2008 - 2015



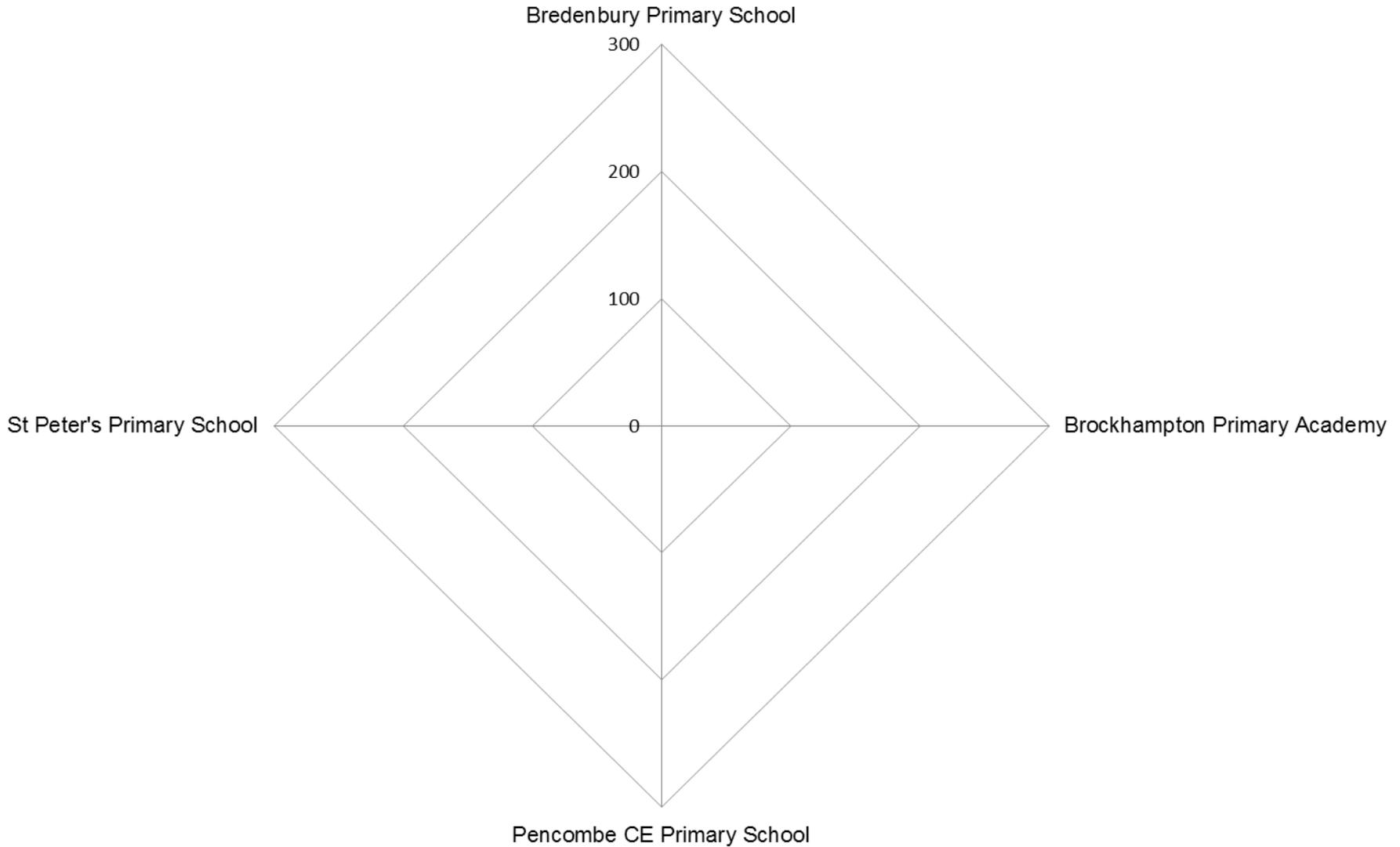
Area Total NOR	441	443	439	446	435	435	445	465
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Area increase of 24

Suitability of the sites and buildings

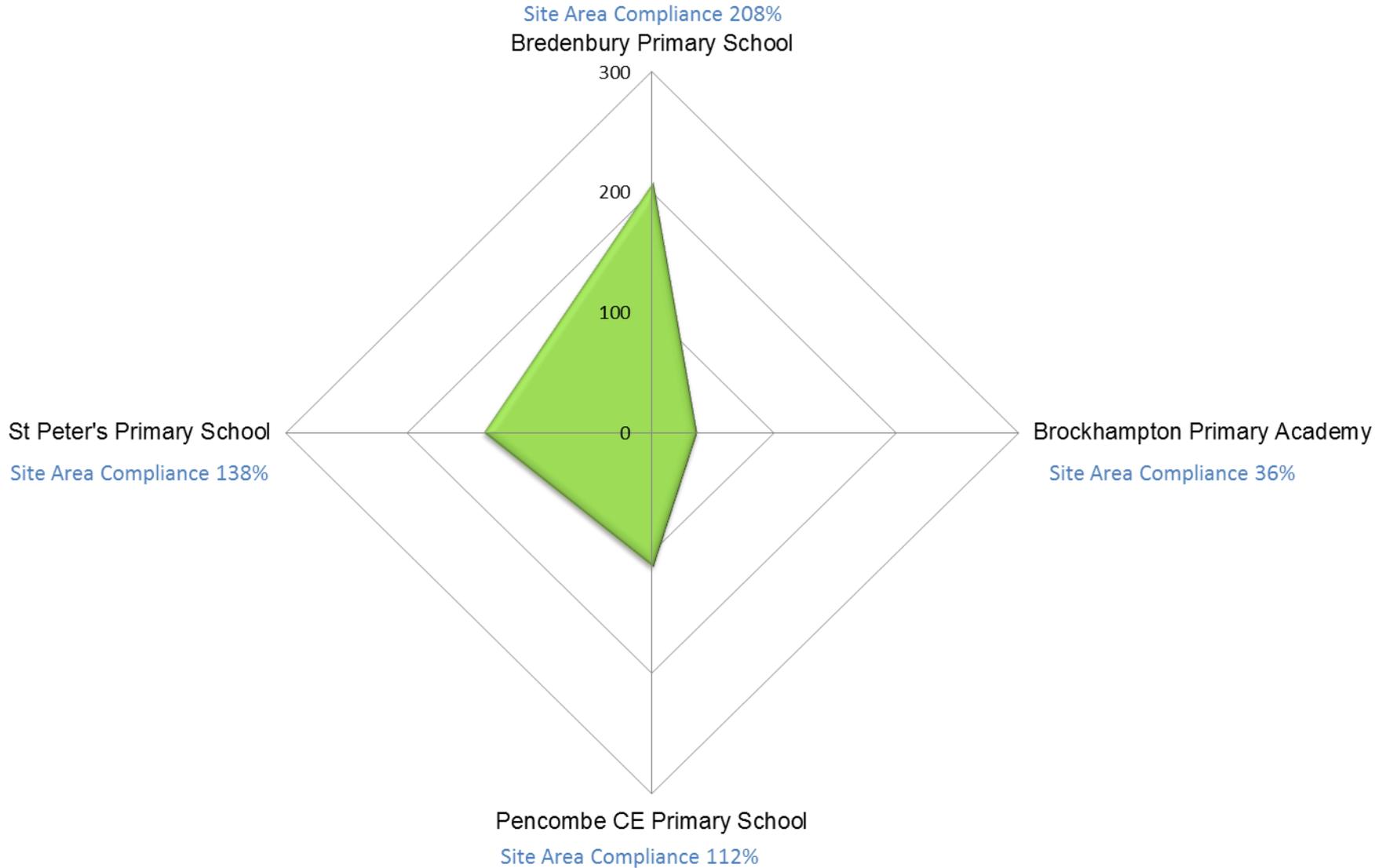
Site Area Compliance %

Building Area Compliance %



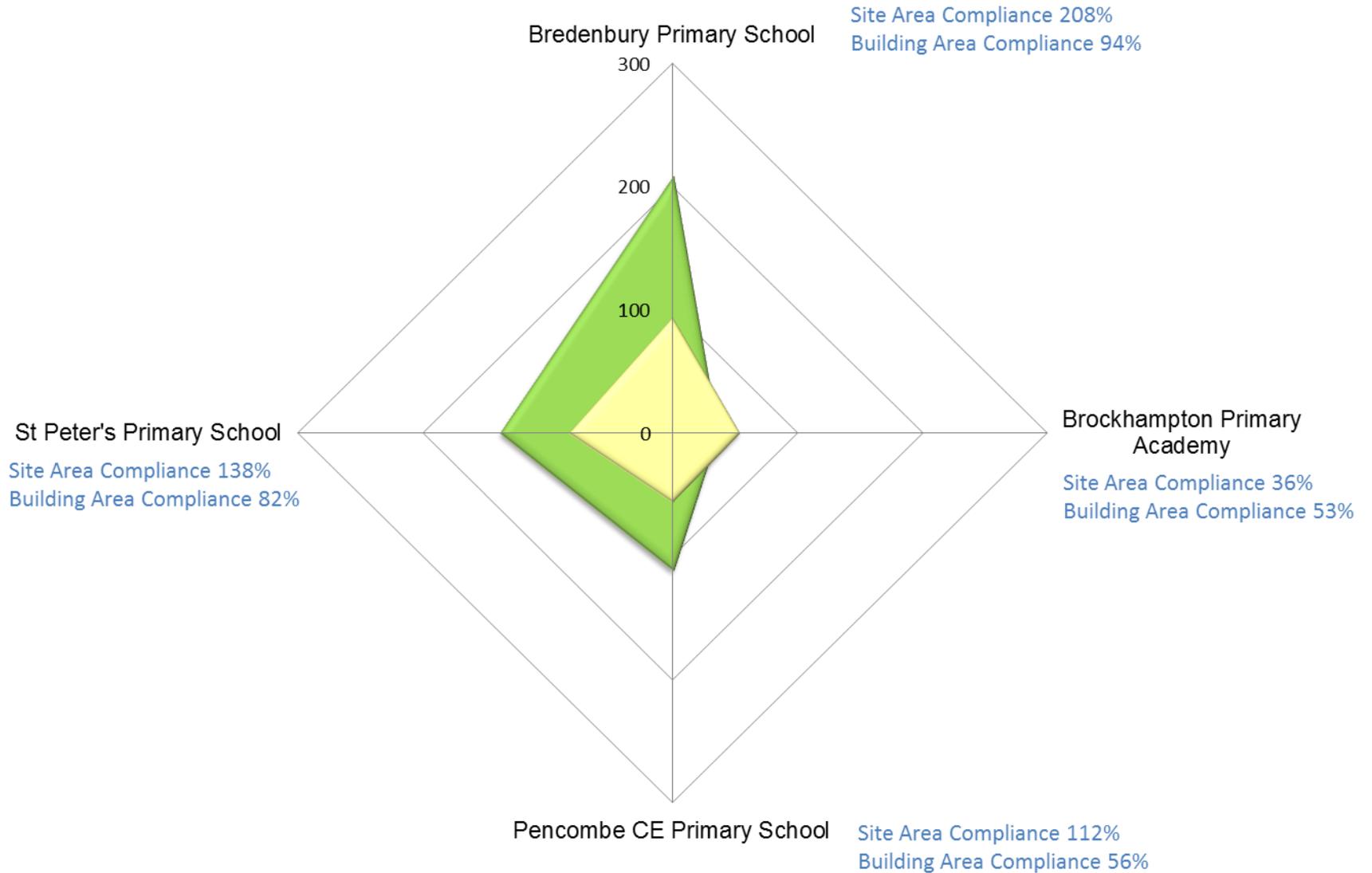
Suitability of the sites and buildings

■ Site Area Compliance %

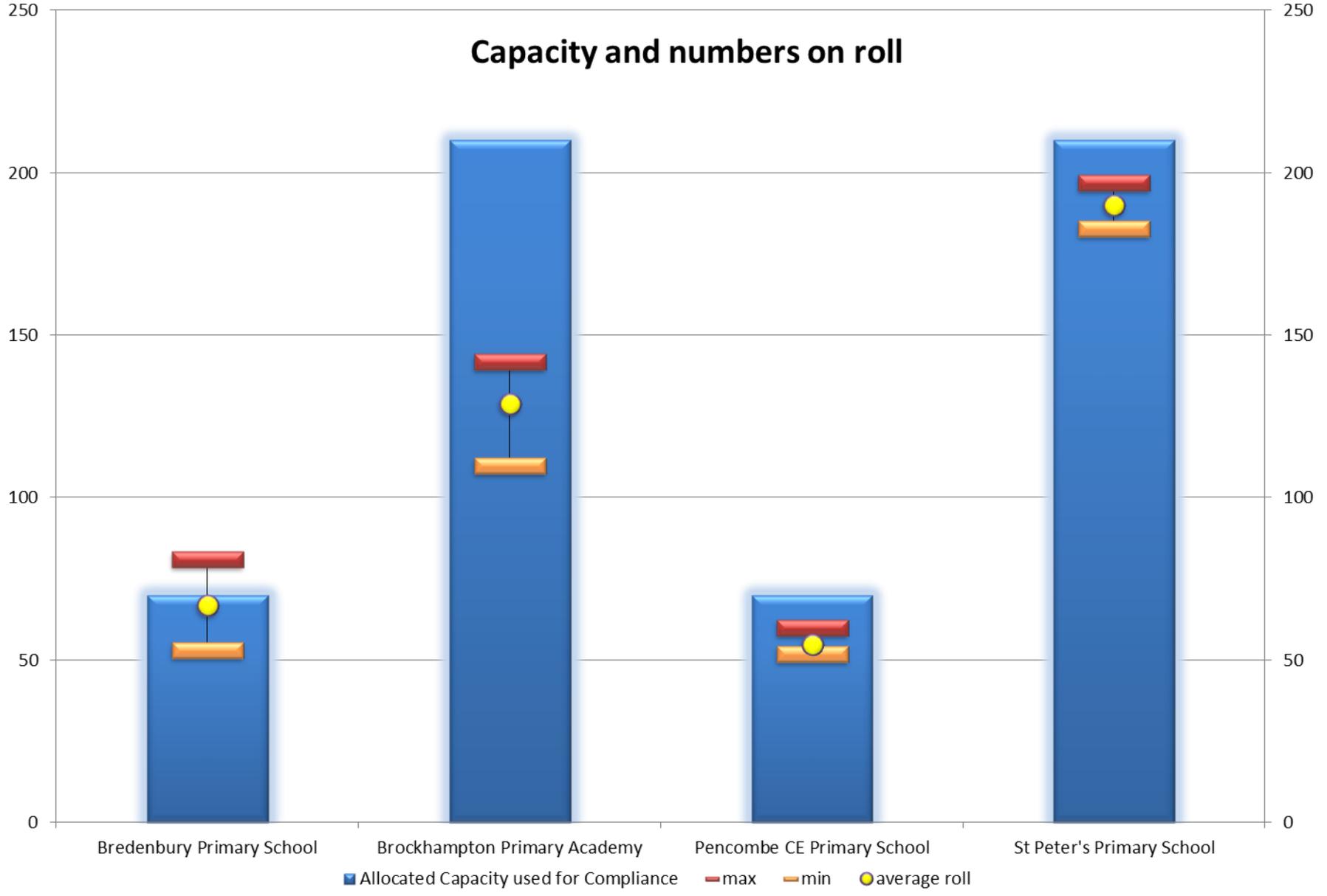


Suitability of the sites and buildings

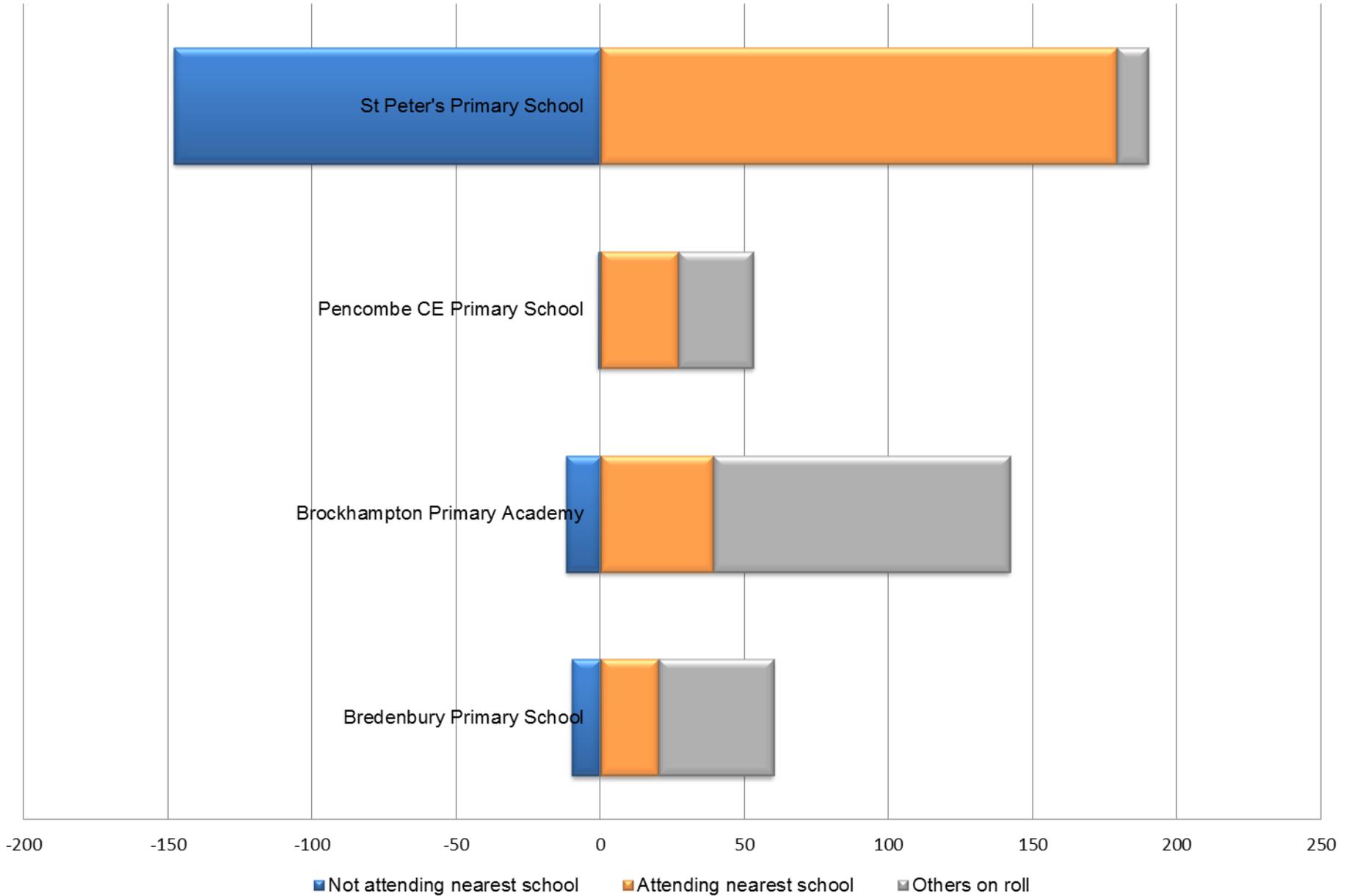
■ Site Area Compliance % ■ Building Area Compliance %



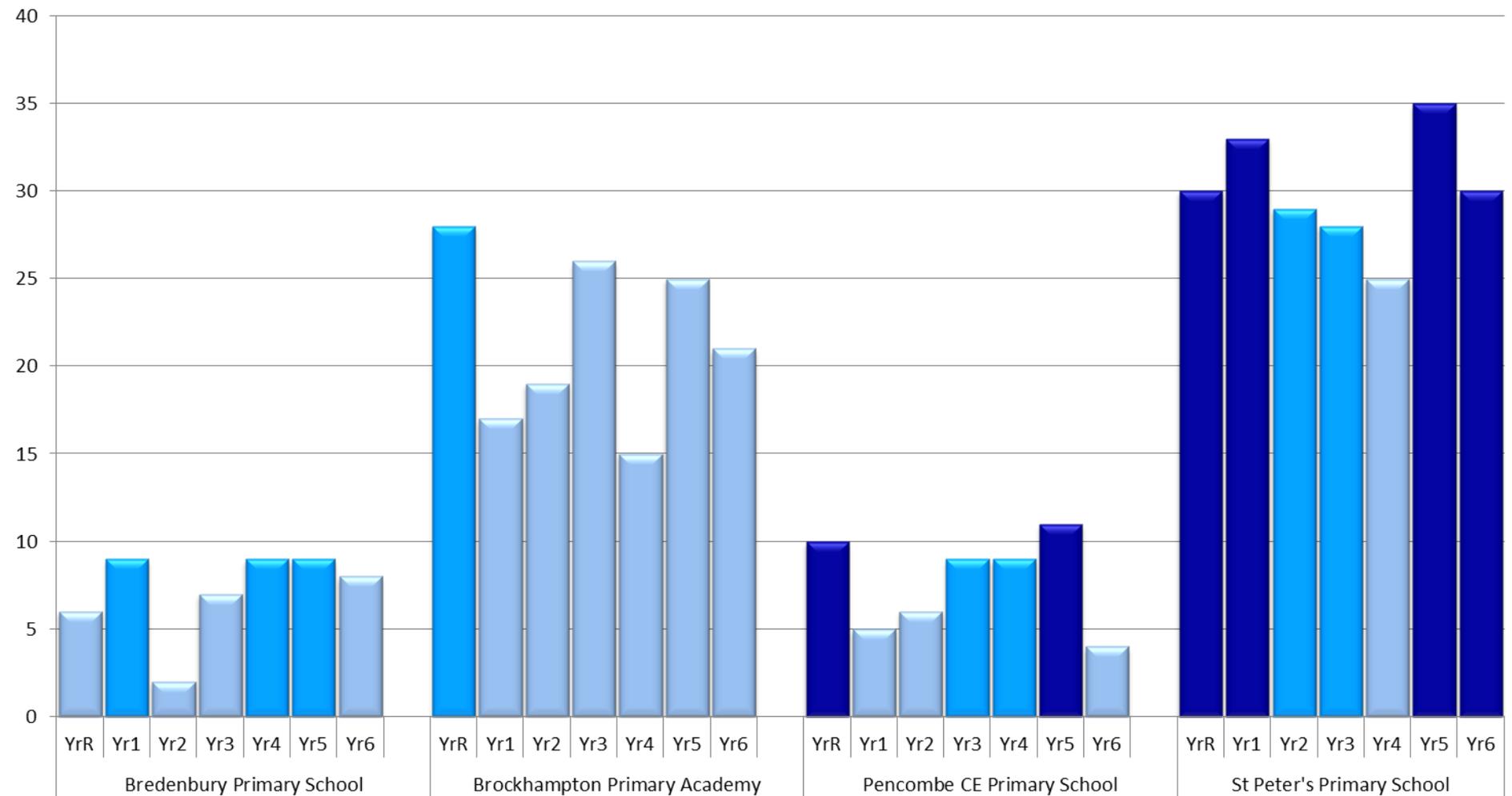
Capacity and numbers on roll



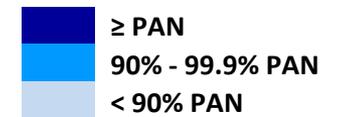
Number Roll & Parent Preference



Current NOR by School Year



	PAN	YrR	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6
Bredenbury Primary School	10	6	9	2	7	9	9	8
Brockhampton Primary Academy	30	28	17	19	26	15	25	21
Pencombe CE Primary School	10	10	5	6	9	9	11	4
St Peter's Primary School	30	30	33	29	28	25	35	30
Total Area NOR	80	74	64	56	70	58	80	63



Summary of key issues for Bromyard and rural Bromyard

- No significant investment in the town and surrounding schools for some time.
- Town primary school not large enough to accommodate those for whom it is the nearest/catchment.
- Significant migration from the town to the smaller rural schools and from other local authorities.
- Significant maintenance and compliance issues at the surrounding rural schools.
- Town school sites quite large.
- Significant mismatch between compliance and PAN at Brockhampton

Housing development Bromyard Town

Site	Total dwellings	% AH	Density dph	Net site size ha	Gross site size ha	Net to gross	Housing Delivery Yr 0 = pre-delivery preparation. Yr 1 = 1 st year of delivery	Benchmark land value/gross ha	Opening up costs/net ha	Residual s106/278 per dwg	Site specific infrastructure Yr 0 = pre-delivery preparation. Yr 1 = 1 st year of delivery
BY2 Bromyard Hardwick Bank	250	40%	35	7.14	8.93	80%	30in Yr 1, 45pa thereafter.	£250k	£150k	£2k	£0.36m (£1,440/dwg) <ul style="list-style-type: none"> £0.36m in line with development
Porthouse Farm, Tenbury Road Dvpmt - agreed	76	35%			4.3						Agreed developer contributions – see planning application – P140285 Draft Heads of Terms

What next?

Options

- Do nothing
- Consolidate two or more primary schools onto one site
- Consolidate town schools and create an all through school with possible rationalisation of rural schools.
- Others?

Considerations and risks

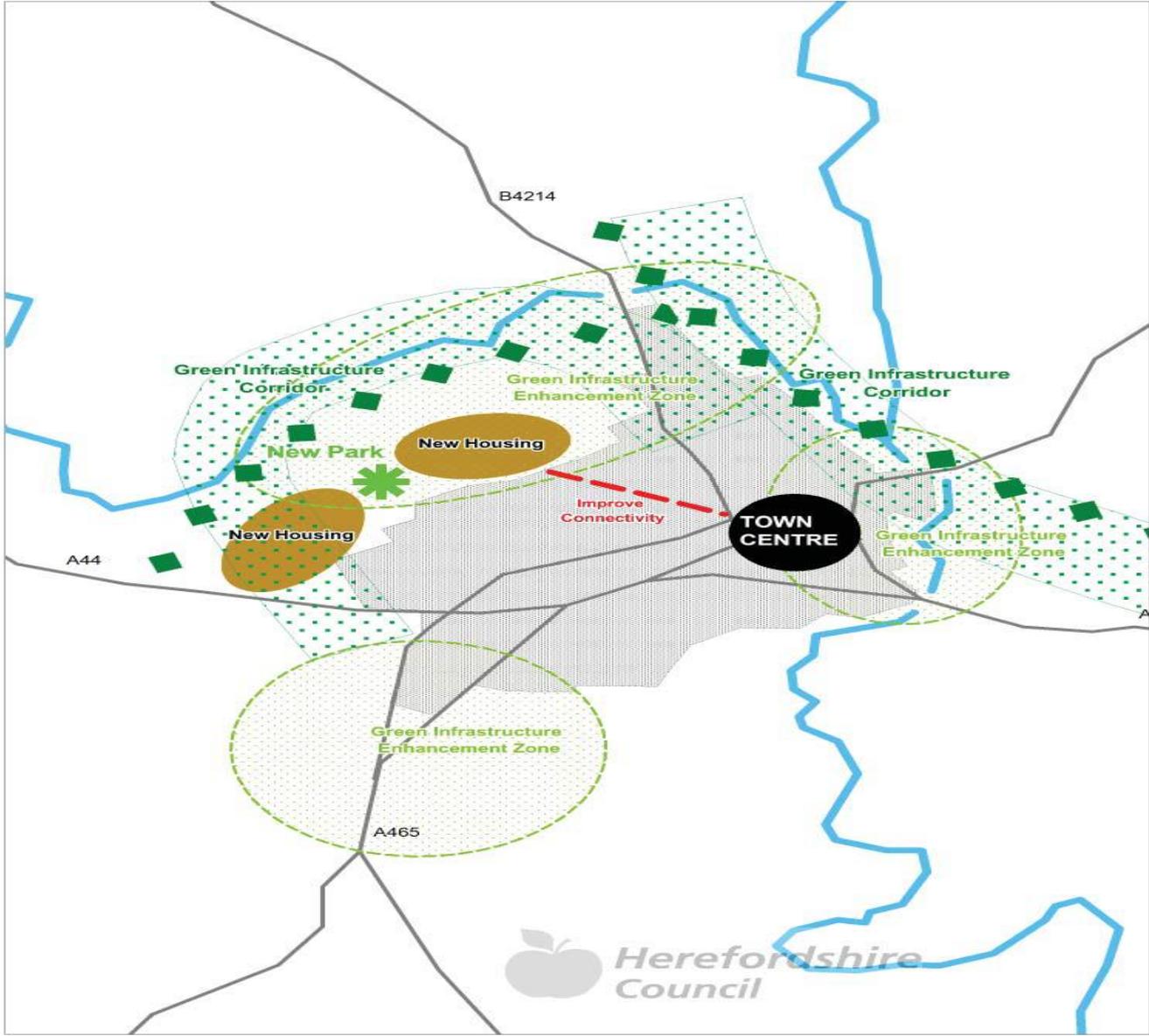
- Significant maintenance implications at rural sites in particular.
- Brockhampton remain over subscribed
- Size?
- A range of possible sites but each of the town schools may not be large enough on their own? (may need shared use)
- Implications of white paper educational excellence everywhere.

Site and buildings requirements for standalone new build primary and secondary schools

Primary	Size	Building	Site
	1 form entry	1 200sqm	10 000 sqm
	2 form entry	2 300 sqm	18 000 sqm
	3 form entry	3 000 sqm	25 850 sqm
Secondary			
	3 form entry	4 176 sqm	35 000 sqm
School		Building	Site
St Peters		1 000 sqm	13 944 sqm
QE		4 835 sqm	50 979 sqm

Suggested way forward

- Consult with the community about the emerging collaborative vision of HTs and Governing Bodies



Bredenbury Primary School

Summary and initial options analysis
July 2015

Bredenbury Primary



Existing school information

Site	208% compliant at 10,150m ² (100% = 4,871m ²)
Building (against PAN of 10 – capacity 70)	94% compliant at 652m ² (100% = 694m ²) Correct number of classrooms at 3 (2 small) No temporary buildings
Maintenance work	£134k over 5 years including backlog
Occupancy and demand	Fluctuating roll (77 in 2008 decreased to 76 in 2010 now 50) <ul style="list-style-type: none"> • Nearest school for 30 children • 20 on roll for whom it is the nearest school • 40 on roll for whom it is not the nearest are mainly drawn from St Peters • 10 for whom it is the nearest mainly go to Brockhampton First preference <ul style="list-style-type: none"> • September 2015 - 5 • September 2014 - 9
Inspection /outcomes	2015 inspection rated good
Energy consumption	Total energy rating is above average
Disability access	Rate 2 – mainly accessible

Bredenbury Primary School

Options and ideas to achieve principles		Comment
Site	<ul style="list-style-type: none"> • Sell off surplus site area • Consolidate with an adjacent school 	
Building	<ul style="list-style-type: none"> • Do nothing 	
Maintenance and efficiency	<ul style="list-style-type: none"> ▪ Ensure school has a 5 year maintenance plan in place 	
Occupancy	<ul style="list-style-type: none"> • Increase NOR to ensure school is within PAN allocation • Consolidate with an adjacent school 	<ul style="list-style-type: none"> ▪ Nearest school for only 30 children
Leadership	<ul style="list-style-type: none"> • Is currently a standalone and options to formally federate or have alternative management/leadership could be explored 	<ul style="list-style-type: none"> ▪ Need sustainability plan as they are likely to fall between 70 and 105

Future housing - 2031	Implication for school
Total development in catchment area – 37 houses	Predicted primary children – 6

Brockhampton Primary Academy

Summary and initial options analysis
July 2015

Brockhampton Primary Academy

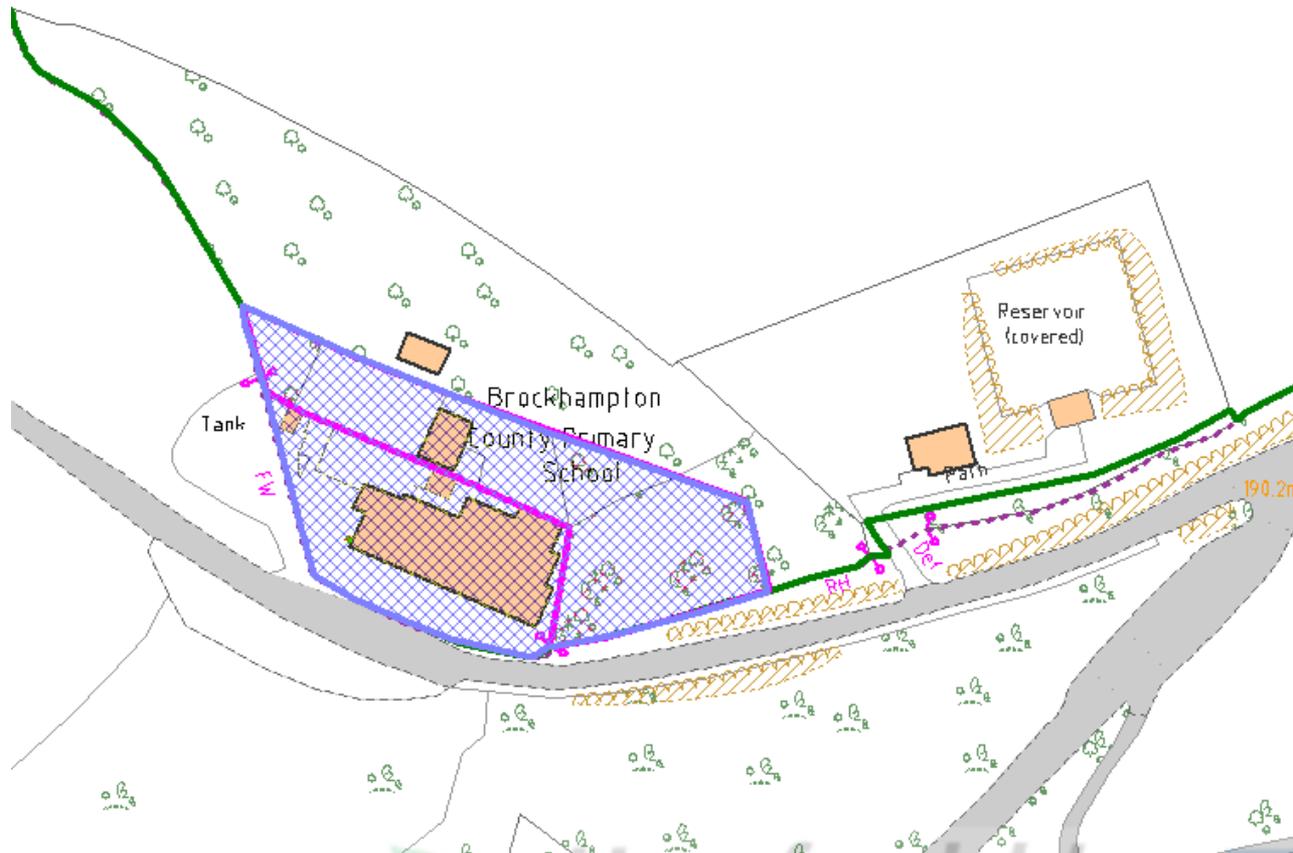


Existing school information

Site	36% compliant at 3,648m ² (100% = 10,116m ²)
Building (against PAN of 30 – capacity 210)	53% compliant at 653m ² (100% = 1,225m ²) Correct number of classrooms at 7 (7 small) 1 temporary buildings (1 classrooms in temporary buildings)
Maintenance work	Data not available
Occupancy and demand	Increasing roll (122 in 2008, remained at 122 in 2010 now 151) <ul style="list-style-type: none"> • Nearest school for 51 children • 39 on roll for whom it is the nearest school • 103 on roll for whom it is not the nearest are mainly drawn from St Peter’s • 12 for whom it is the nearest mainly go to no particular area First preference <ul style="list-style-type: none"> • September 2015 - 30 • September 2014 – 14
Inspection /outcomes	2014 inspection rated required improvement
Energy consumption	Total energy rating is below average
Disability access	Rate 1 – partly accessible

Brockhampton Primary Academy

Site plan



Brockhampton Primary Academy

Options and ideas to achieve principles		Comment
Site	<ul style="list-style-type: none"> Acquire more land to enable school to be located on a compliant site. Relocate school Consolidate with other adjacent schools 	<ul style="list-style-type: none"> Likely to be difficult to acquire enough suitable land
Building	<ul style="list-style-type: none"> Reduce school PAN to achieve compliance 	<ul style="list-style-type: none"> PAN of 10 (70 place school) would give 75% site compliance and 94% building compliance)
Maintenance and efficiency	<ul style="list-style-type: none"> N/A – information not available 	
Occupancy	<ul style="list-style-type: none"> Remodel school buildings to accommodate low level NOR (reduced PAN) Consolidate with an adjacent school 	
Leadership	<ul style="list-style-type: none"> Is currently a standalone and options to formally federate or have alternative management/leadership could be explored 	<ul style="list-style-type: none"> Need sustainability plan as they are likely to fall between 70 and 105
Future housing - 2031		Implication for school
Total development in catchment area – 63 houses		Predicted primary children – 14

Pencombe CE Primary School

Summary and initial options analysis

July 2015

Pencombe CE Primary School

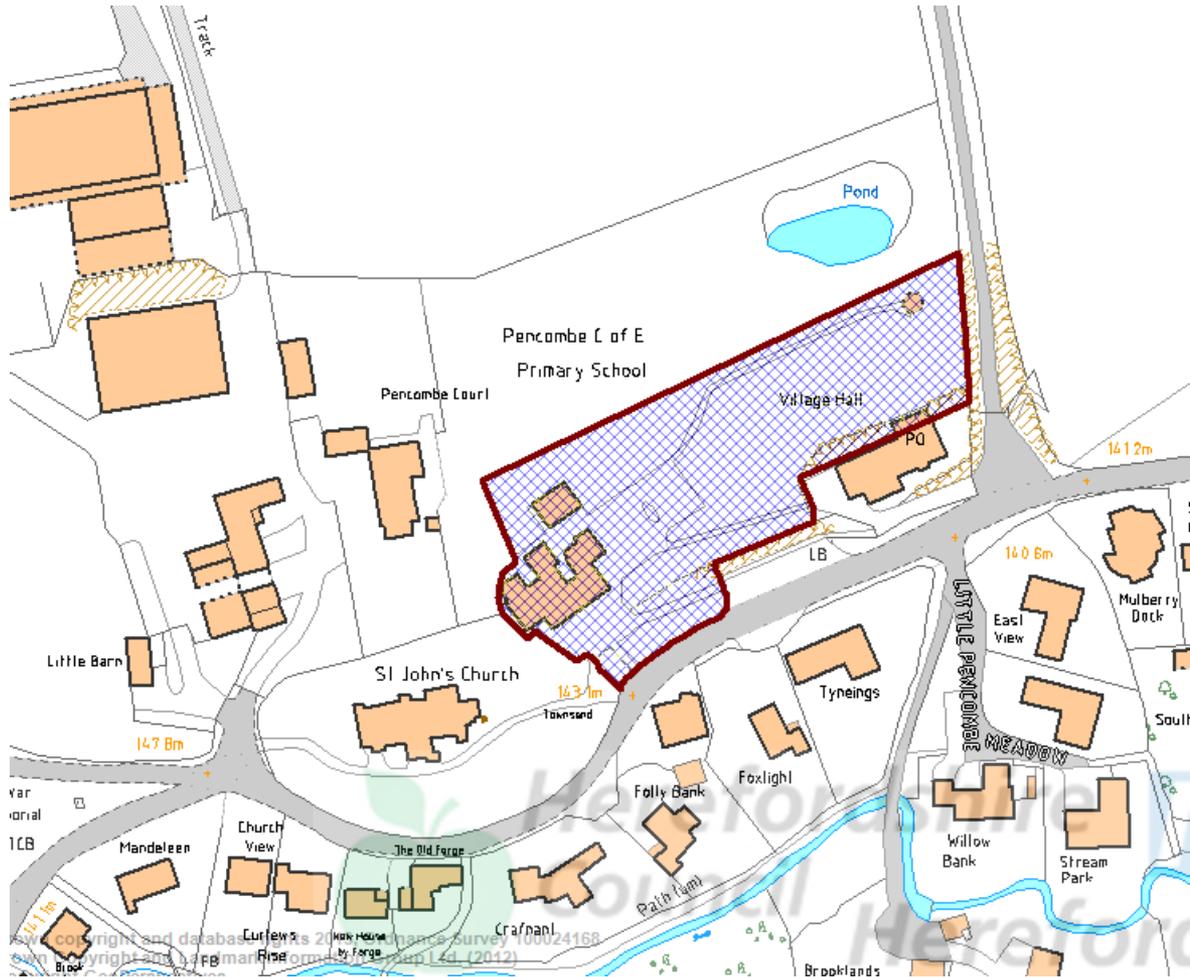


Existing school information

Site	112% compliant at 5,443m ² (100% = 4,871m ²)
Building (against PAN of 10 – capacity 70)	56% compliant at 387m ² (100% = 694m ²) Correct number of classrooms at 3 (3 small) 1 temporary building (1 classroom in temporary buildings)
Maintenance work	£51k over 5 years including backlog
Occupancy and demand	Static roll (53 in 2008 decreased to 52 in 2010 now 54) <ul style="list-style-type: none"> • Nearest school for 28 children • 27 on roll for whom it is the nearest school • 26 on roll for whom it is not the nearest are mainly drawn from St Peter’s and Burley Gate • 1 for whom it is the nearest goes elsewhere First preference <ul style="list-style-type: none"> • September 2015 - 10 • September 2014 – 4
Inspection /outcomes	2013 inspection rated good
Energy consumption	Total energy rating is significantly above average
Disability access	Rate 1 – party accessible

Pencombe CE Primary School

Site plan



Pencombe CE Primary School

Options and ideas to achieve principles		Comment
Site	<ul style="list-style-type: none"> Do nothing 	
Building	<ul style="list-style-type: none"> Extend building to achieve compliance requirements Re-locate and consolidate with an adjacent school to improve buildings compliance 	<ul style="list-style-type: none"> School funding additional building works to make 2 temporary classrooms (2016)
Maintenance and efficiency	<ul style="list-style-type: none"> Ensure school has a 5 year maintenance plan in place 	<ul style="list-style-type: none"> Temporary classroom works addresses some maintenance issues
Occupancy	<ul style="list-style-type: none"> Consolidate with an adjacent school 	<ul style="list-style-type: none"> Nearest school for only 28 children current occupancy 54 pupils
Leadership	<ul style="list-style-type: none"> Is currently standalone and options to formally federate or have alternative management/leadership could be explored 	<ul style="list-style-type: none"> Need sustainability plan as they are likely to fall between 70 and 105

Future housing - 2031

Total development in catchment area – 21 houses

Implication for school

Predicted primary children – 4

St Peter's Primary School

Summary and initial options analysis
July 2015

St Peter's Primary School

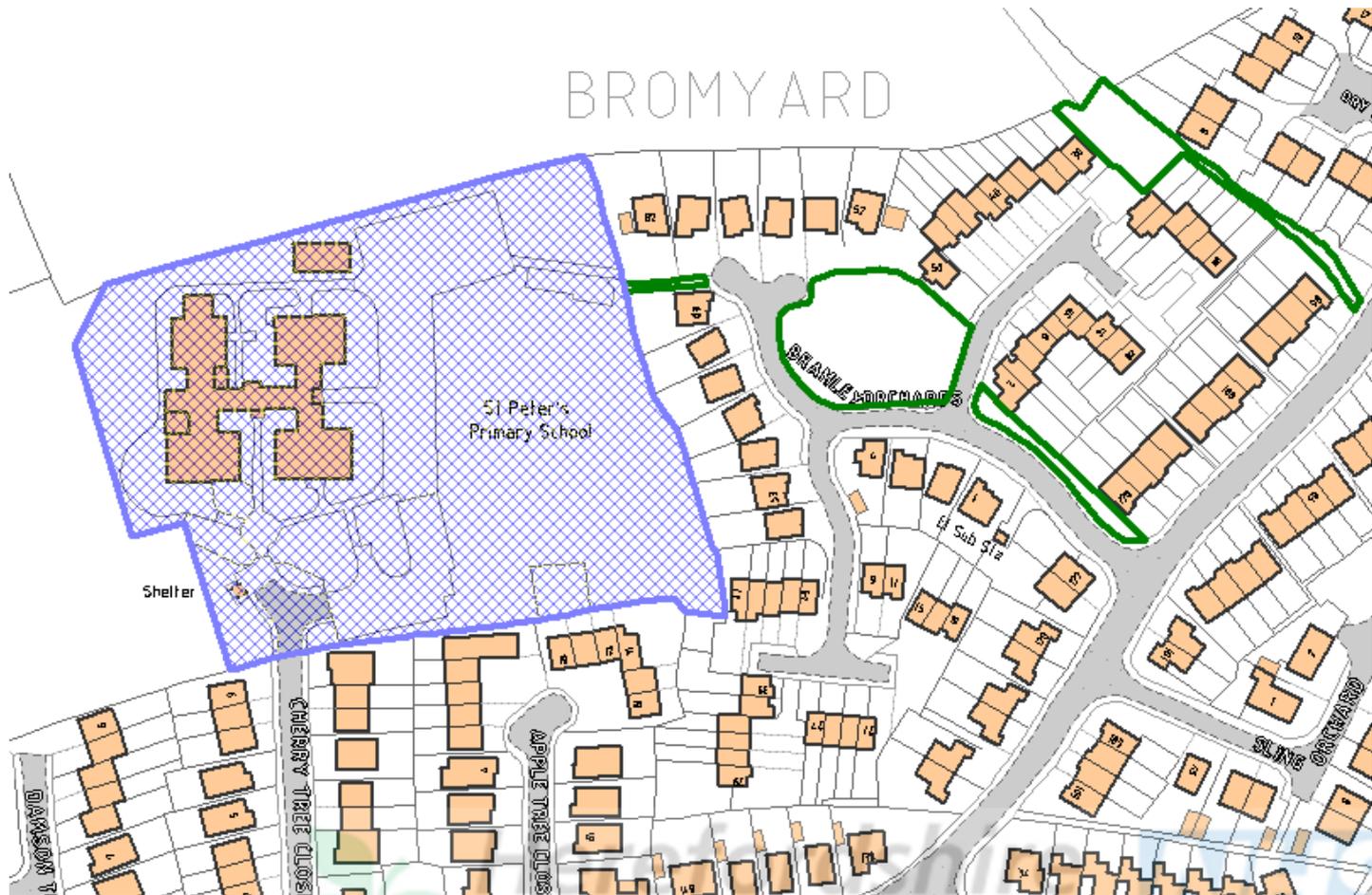


Existing school information

Site	138% compliant at 13,944m ² (100% = 10,116m ²)
Building (against PAN of 30 – capacity 210)	82% compliant at 1 000m ² (100% = 1225m ²) Correct number of classrooms at 7 (7 small) No temporary buildings
Maintenance work	£193k over 5 years including backlog
Occupancy and demand	Static roll (189 in 2008, remained at 189 in 2010 now 210) <ul style="list-style-type: none"> • Nearest school for 327 children • 179 on roll for whom it is the nearest school • 11 on roll for whom it is not the nearest are mainly drawn from no particular area • 148 for whom it is the nearest mainly go to Brockhampton First preference <ul style="list-style-type: none"> • September 2015 - 31 • September 2014 - 35
Inspection /outcomes	2014 inspection rated good
Energy consumption	Total energy rating is average
Disability access	Rate 3 – fully accessible

St Peter's Primary School

Site plan



St Peter's Primary School

Options and ideas to achieve principles		Comment
Site	<ul style="list-style-type: none"> Relocate to another site to achieve buildings compliance Dispose of site 	<ul style="list-style-type: none"> Co-locate on QE site?
Building	<ul style="list-style-type: none"> Extend building to achieve compliance requirements 	<ul style="list-style-type: none"> Does this provide best value option?
Maintenance and efficiency	<ul style="list-style-type: none"> Ensure school has a 5 year maintenance plan in place 	
Occupancy	<ul style="list-style-type: none"> Maintain current NOR 	
Leadership	<ul style="list-style-type: none"> Is currently standalone and options to formally federate or have alternative management/leadership could be explored 	

Future housing - 2031

Total development in catchment area – 265 houses

Implication for school

Predicted primary children – 47

Queen Elizabeth Humanities College

Summary and initial options analysis

July 2015

Queen Elizabeth Humanities College

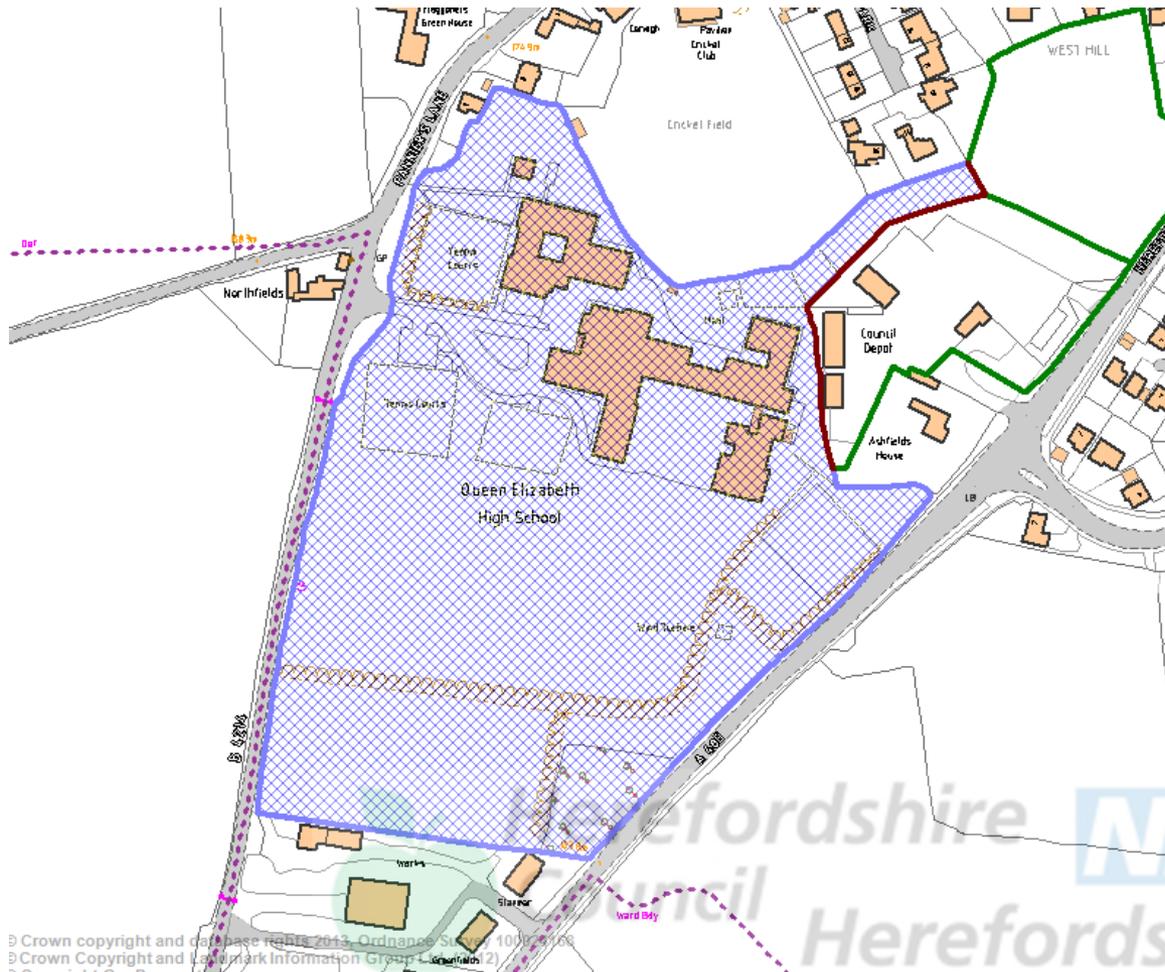


Existing school information

Site	157% compliant at 50,979m ² (100% = 32,555m ²)
Building (against PAN of 80 – capacity 400)	126% compliant at 4,835m ² (100% = 3,840m ²) Correct number of classrooms: data not available No temporary buildings
Maintenance work	Data not available
Occupancy and demand	Fluctuating roll (311 in 2008 decreased to 308 in 2010 now 314) <ul style="list-style-type: none"> • Nearest school for 356 children • 248 on roll for whom it is the nearest school • 62 on roll for whom it is not the nearest are mainly drawn from Worcestershire • 108 for whom it is the nearest mainly go to Bishops First preference <ul style="list-style-type: none"> • September 2015 - 59 • September 2014 – 52
Inspection /outcomes	2015 inspection rated inadequate (special measures)
Energy consumption	Total energy rating is significantly above average
Disability access	Rate 2 – mainly accessible

Queen Elizabeth Humanities College

Site plan



Queen Elizabeth Humanities College

Options and ideas to achieve principles		Comment
Site	<ul style="list-style-type: none"> Use site surplus to compliance specification to provide space for a primary school 	<ul style="list-style-type: none"> St Peter's – create a through school?
Building	<ul style="list-style-type: none"> Make use of opportunity for dual use buildings with an adjacent new primary school 	<ul style="list-style-type: none"> Some remodelling of aspects of current high school buildings would be needed, but this option could be very cost effective
Maintenance and efficiency	<ul style="list-style-type: none"> N/A – no information available 	
Occupancy	<ul style="list-style-type: none"> Ensure school maintains current NOR 	
Leadership	<ul style="list-style-type: none"> Is currently standalone and options to formally federate or have alternative management/leadership could be explored 	
Future housing - 2031		Implication for school
Total development in catchment area– 386 houses		Predicted secondary children – 54