

Britannia Development
Whitmore Primary School
19th April 2016





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Schools Estate General Update



- In excess of £470m of investment in schools in the last 10 years
- Refurbishment and re-build of six secondary and three special schools as part of award-winning BSF programme

- Construction of 3 new primary schools including the rebuild of Sir Thomas Fairchild after a devastating fire
- Extension and refurbishment of 6 other primary schools
- Construction of 6 new Academies



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Background

- Hackney Council's aim is to continue to provide places for 83% of Hackney pupils in Hackney schools and work to an optimum secondary school intake of 6 forms of entry (6FE)
- Following the withdrawal of approval by the DfE for the Hackney Wick Academy in July 2015 we need two new secondary schools to accommodate a total of 11 additional FE by 2021
- The first new school needs to open in September 2017 and the second in September 2019
- The City of London has put in two applications for new schools in the borough – including one at the Britannia Leisure Centre site
- Whitmore Primary School is adjacent to the Britannia site and because of how close it is, it is being considered as part of the proposals (either re-build or improved facilities)
- The age of Britannia Leisure Centre and the level of investment required to bring it up to current standards means that it is no longer cost effective to operate or to continue to meet the needs of users and the wider community

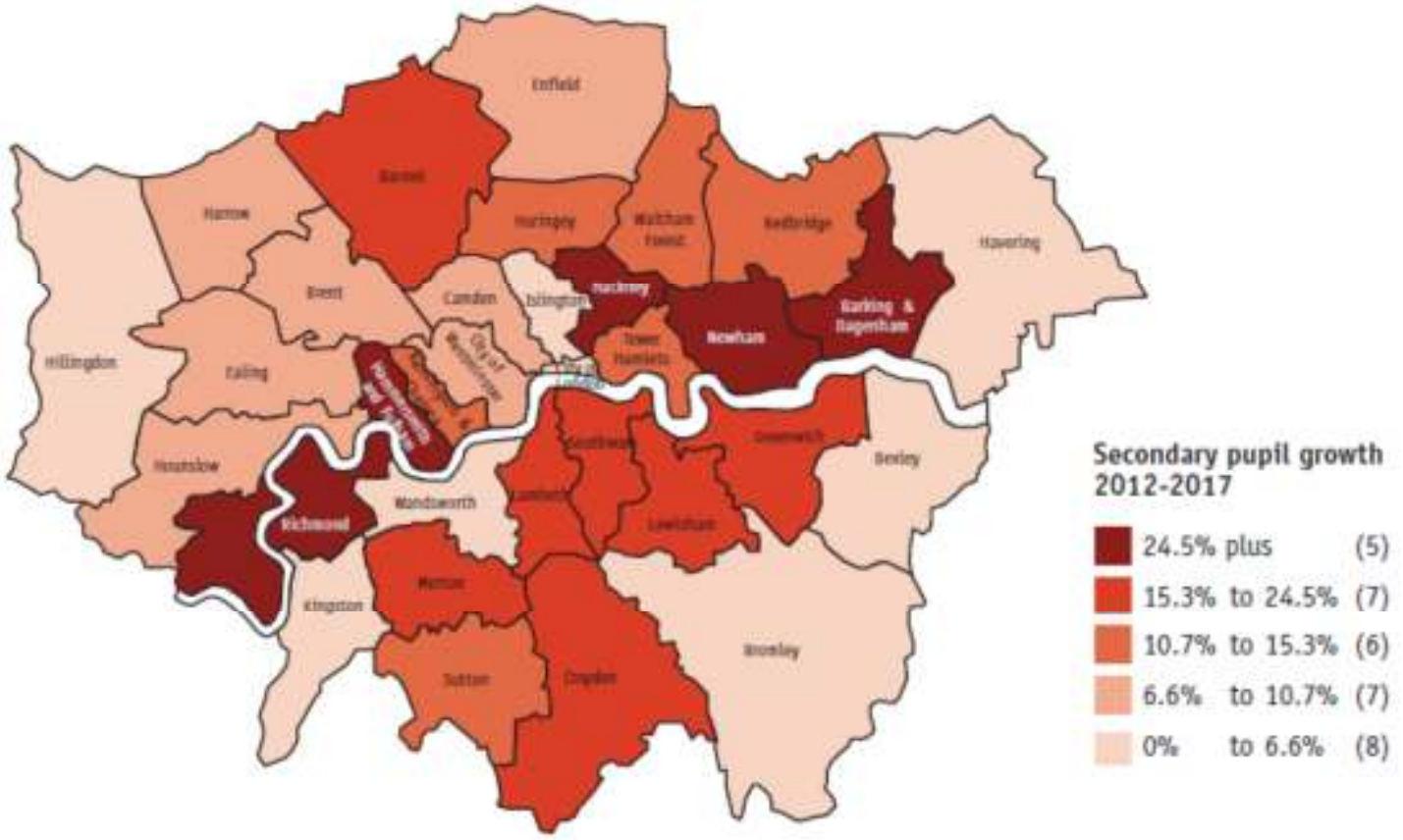
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Slide 4

HC1 Helen Clarke, 05/04/2016

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Forecast secondary school growth 2012/13 to 2017/18



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Slide 5

HC1 Helen Clarke, 05/04/2016

The proposal for the Britannia Site

The aim of the proposal is to provide:

- 6 form of entry secondary school plus sixth form
- Whitmore Primary School is adjacent to the Britannia site and because of how close it is, it is being considered as part of the proposals (either re-build or improved facilities)
- Modern Leisure facility that offers a range of activities that meet the needs of the growing community around the south of the borough
- Co-located residential for private sale to contribute to the cost of the scheme

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The feasibility study – summary of requirements 1

- To build a new mixed use development on and in the vicinity of the Britannia Leisure Centre site that is sustainable and meets the needs of the borough and the local community
- To include the development of a new 6 form of entry secondary school plus 350 place sixth form to a high quality design and build
- To include the development of a new leisure centre facility to replace the existing Britannia Leisure Centre to a high quality design and build
- To include residential development for sale to contribute to funding the overall development
- To have separate facilities for the leisure centre and the school but to investigate and identify potential for the school to make better use of the new facilities, e.g. the school booking the sports hall facilities within the leisure centre for use during the school day

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The feasibility study – summary of requirements 2

- To consider other developments in the local area such as the Colville Estate development and investigate opportunities for integrated resources and more efficient use of power e.g. through a Combine Heat and Power facility for Colville, the Leisure Centre and the School
- To consider the merits of introducing additional areas of land into the scheme e.g. land currently used as a primary school (Whitmore Primary School), a sports court (Gopsall Street Sports Court) and other nearby roads to make best use of the land
- To provide for a replacement primary school if the existing primary school site is included in the scope
- If Whitmore Primary School is included in scope, the school must remain in operation during construction and disruption must be avoided (including no requirement for a move into temporary accommodation)

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The feasibility study – summary of requirements 3

- Preparation of design options that meet the need of current and future demand and integrate the facilities within the context of the park and surrounding area
- To provide a financial and development appraisal to demonstrate the overall costs of the development and potential income from residential sales to offer a funding solution to deliver the mixed use development (taking into account estimated contribution from the Education Funding Agency)
- To provide a solution that meets planning policy for the area
- To provide a programme including any phasing requirements in order to open the new school in its permanent location by September 2019 and to maintain the operation of the existing leisure centre during construction
- In order to meet the predicted need for additional secondary school places, the first new secondary school needs to open in September 2017 in temporary accommodation
- To develop a (preferred) options and risk appraisal

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Example, East Wick Primary image



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Example, East Wick under construction



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Draft outline timeline

1st March 2016 - The City of London makes application for two new secondary schools

11th March 2016 – Britannia feasibility commissioned

June 2016 – Planning application for temporary site for the school submitted

July 2016 – Feasibility report due

Autumn 2016 – Consultation on options (further detail below)

September 2017 – Secondary school opens on temporary site

September 2019 – Secondary school opens at Britannia

Date for the opening of new leisure centre depends on outcome of feasibility.

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Consultation and feedback to date - 1

- In late 2015, the Council consulted on the need for a new secondary school to open by September 2019 and proposed that this should be on the existing Benthal Primary School site, with the primary school moving to a new building on the Nightingale Primary School site, which would move to a new building on Tiger Way
- The main objection from parents was the length of time Benthal would need to be in temporary accommodation – this, coupled with the fact that two new secondary schools were now required, led the Council to amend its plans and look to build the first secondary school on the Britannia site
- The second new secondary school would then still be built on the existing Benthal Primary School site but with the benefit that this will be possible without the need for Benthal to move into temporary accommodation at all
- However, due to the timing of the need for additional secondary school places and the logistics of building the new schools, both new secondary schools will need to start life in temporary accommodation whilst their permanent buildings are constructed

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Consultation and feedback to date - 2

- On 10th and 11th February, the City of London ran consultation events at Whitmore and Benthal primary schools respectively in order to assist in gathering and evidencing support for the City's proposal to set up two new secondary schools in Hackney and to provide an outline of the timeline for their application to run the new schools, which were required to be submitted by 2nd March 2016
- Applications were submitted by the City of London on 1st March 2016 with 475 expressions of interest from parents
- A further event, attended by the Director of Education, was held at Whitmore School on 24th February 2016, after which a note was sent to all parents to alleviate concerns that Whitmore Primary School may be closed.

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Communication and consultation going forward

- Meeting with staff of Whitmore Primary School held on 12th April and with parents here this afternoon
- Engagement with Park User Group and Britannia Leisure and local residents currently being scheduled
- Leaflet on the Britannia scheme to be issued locally
- Ongoing monthly meetings scheduled with Whitmore Primary School throughout the feasibility period
- Once the Feasibility Study has been issued, the Council will consider the results, options, viability and proposals and decide on the feasible options which may include options involving Whitmore Primary School (this could take a few months as it may be necessary to refer some questions back to the author of the Feasibility Study)
- The Council will consult on feasible options (including drop-in sessions at venues such as Whitmore and Britannia, where you can find out more about the plans and feedback views)
- The feedback from these consultations will be taken into account when determining the option to take forward and in the initial design period
- The design will then be further developed sufficient for a planning application and, during this period, further consultation will be held with stakeholders (including WPS) to explain the design and receive feedback
- When the planning application has been submitted, there will be a planning consultation period which will give an opportunity for anyone to make comments on the application to the Hackney Planning department

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Frequently Asked Questions (FAQ)

- A FAQ has been developed and will be updated on an ongoing basis
- Themes covered include feasibility and timeline, Whitmore Primary School, the secondary school, the Leisure Centre, Shoreditch Park, Housing and other impacts.
- Available on website …….

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