

TO: THE EXECUTIVE
DATE: 21 OCTOBER 2014

THE BLUE MOUNTAIN PROGRAMME
DELIVERY STRATEGY FOR THE LEARNING VILLAGE AND COMMUNITY FACILITIES
Chief Executive

1. PURPOSE OF REPORT

- 1.1 The purpose of the report is to seek approval of the delivery strategy for the Learning Village (a nursery, two form entry primary and seven form entry secondary with post-16 all through school) and community facilities for the site at Blue Mountain.

2. RECOMMENDATIONS

That the Executive:

- 2.1 Approve the scope and programme for Blue Mountain Learning Village as per paragraphs 5.12 and 5.13 of this report.
- 2.2 Agree the funding model as per Appendix 3 (Restricted) for the delivery of the Learning Village after noting the dependencies and risks (paragraphs 5.14 to 5.39).
- 2.3 Approve the site acquisition in principle with the land owner of the Blue Mountain site as laid out in Appendix 4 (Restricted), subject to the due diligence to be completed by the Council's property and legal team.
- 2.4 That the Leader be requested to arrange that the decision relating to the terms of acquisition (and disposal) of land at Blue Mountain be taken by the Executive Member for Transformation and Finance.
- 2.5 Approve the Procurement Plan in Appendix 2 for the use of the Improvement Efficiency South East (IESE) framework to procure the contractor for pre-construction services and main works for the Learning Village.

3. REASONS FOR RECOMMENDATION

- 3.1 The Blue Mountain Programme is a priority for Bracknell Forest Council. The programme will deliver statutory school places required in the Borough alongside meeting the need for new housing and the associated community facilities. The strategy for this programme requires Executive approval.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 Doing nothing is not an option because the Council has a statutory duty to provide sufficient pupil places. A viable alternative site for a secondary school is not available.

Recommended Option

- 4.2 On the assumption that a commercial deal between the land owner of the Blue Mountain site and the Bracknell Town Football Club will be made, a Learning Village co-located with the football club is the preferred option for the programme. However, the co-location is dependent upon several external factors including a commercial element between the football club and the land owner; the football club will need to provide funding for its re-location and the new facilities; shared provision will need to be operationally viable for both the school and the football club.

Default Option

- 4.3 In the event that the option for the Learning Village and Bracknell Town Football Club co-location is not achievable, the default option will be to deliver the Learning Village by September 2017 without co-location.

5. SUPPORTING INFORMATION

Background

- 5.1 The borough is keeping pace with changing times and is in the process of delivering several regeneration and development schemes. Recent years have already seen developments across the Borough, including the construction of the new Garth Hill College and significant improvements to the railway station. A new Post 16 Centre has been built at Edgbarrow School in Crowthorne, and new neighbourhoods have developed and been established at Jennett's Park and The Parks in Bracknell.
- 5.2 Further plans include regeneration of the town centre, which will attract many new businesses and consumers. The proposed development of new neighbourhoods at Amen Corner, TRL, Warfield and Blue Mountain sites will inject new vibrancy to an already thriving population of Bracknell Forest. These developments form part of the national planning policy for the borough to meet its housing need. This means providing additional homes within the Borough-wide Site Allocations Local Plan (SALP), which was adopted by the Council in July 2013, following extensive consultation and consideration. New dwellings at Blue Mountain as well as at other sites within North Bracknell will create a deficit of secondary and primary school places from September 2016. The challenge for the council is to provide the right number of school places to meet the demand.
- 5.3 Primary needs: This growth in pupil numbers will create a local shortage of primary school places. Pupils from the Blue Mountain development and the immediate community require a school place which is close to where they live. Most primary schools are already operating at full capacity. Travel distances for primary school places need to be minimised.
- 5.4 Secondary needs: There will be a significant shortage of secondary school places in North Bracknell without the creation of a new secondary school at Blue Mountain. Organic population growth and the additional demand from new housing proposed at many sites of the Borough will attract secondary school aged pupils alongside primary aged children. The expansion of North Bracknell primary schools which began in 2009 will add to the secondary demand. If no action is taken then the

Borough will not be able to meet its statutory duty to provide school places and families within the north of the borough will face a commute in order to get young people to school.

- 5.5 The Site Allocations Local Plan (SALP) is part of the Statutory Development Plan, which allocates sites to meet development needs for the plan period to 2026. The Blue Mountain site is allocated within the SALP for 400 residential units and other facilities and infrastructure. The actual development will form only (approximately) 33% of the total site area.
 - 5.6 A significant aspect of the development will be the education facilities to meet the growing need for school places. Plans also include integrated community facilities.
 - 5.7 The total planned capacity at the Learning Village will be for 1851 pupils. It will consist of an all-through provision consisting of 2FE (420 pupils) primary provision with a 52-place (26FTE) nursery, 7FE (1050 pupils) secondary provision with post-16 provision (315 pupils), integrated SEN provision (40 places) and community facilities from the start of the academic year in September 2017 to support the planned growth in the Borough.
 - 5.8 The Education and Inspections Act 2006 gives statutory force to the presumption that all new schools will be academies. The Council will follow the requirements of the Act and statutory guidance issued by the Secretary of State so that a suitable provider is appointed including so far as may be possible consideration of existing schools.
 - 5.9 The land owner of the Blue Mountain site is in discussion with the Bracknell Town Football Club with a view to relocate the club from its current Larges Lane site to Blue Mountain. The football club is undertaking its own discussion with the land owner of the Blue Mountain site, to which the Council is not privy.
 - 5.10 The main objectives of the Blue Mountain programme for providing a multi-functional facility for the village of Binfield are as follows:
 - Deliver a new 2FE primary provision with nursery, 1 Reception class operational from September 2017 with integrated SEN provision by Sep 2017
 - Deliver a new 7FE secondary provision, two Y7 classes operational from September 2017 with integrated SEN provision by Sep 2017
 - Build co-located on-site sports and integrated community facilities with re-use of the existing club facilities if possible, from 2017 onwards
 - Deliver high quality publicly accessible open space.
 - Support the development of 400 new homes
 - 5.11 The following table models the total capacity at the proposed Learning Village:
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Table 1. **Learning Village Capacity**

	Planned Capacity
Nursery (FTE)*	26
Primary Total	420
Primary SEN	15
7FE Secondary school	1,050
Sixth Form	315
Secondary Total	1,365
Secondary SEN	25
Total Pupil Numbers (FTE)	1,851

*26FTE (Full Time Equivalent) is equivalent to 52 PTE (Part Time Equivalent)

Programme Scope

5.12 The scope for the programme is as follows:

Table 2. **Programme Scope**

Item	Summary
Master Planning	<ul style="list-style-type: none"> Overall site options analysis and concept planning along with the movement strategy for Blue Mountain.
Learning Village	<ul style="list-style-type: none"> All through school consisting of: <ul style="list-style-type: none"> - 26 FTE Nursery provision (52 places PTE) - 2FE Primary provision - 7FE Secondary provision with post-16 - Integrated SEN provision (primary & secondary)
Community Facilities	<ul style="list-style-type: none"> Integrated Community Facilities Re-use of existing club house if possible (detailed scope and funding to be decided, refer to paragraph 5.18)
Sport Facilities	<ul style="list-style-type: none"> Football Club and co-location options

Timescale

5.13 A detailed programme plan has been developed. Some key milestones have dependencies on external stakeholders, which create a substantial risk to the delivery of the programme by September 2017. The key milestones are summarised as follows:

Table 3. **Programme Plan**

No.	Milestone Title	Date
1	S52 Agreement in Principle	Feb-14
2	Golf Course Closure 12-month Surrender Notice	Apr-14
3	Agree Land Deal Head of Terms	Oct-14
4	Executive Report – funding model, site transaction and procurement	Oct-14
5	Execute Property Agreement (subject to community asset Localism Act 2011)	Jan-15 to Apr-15
6	Issue mini-competition through IESE framework	Jan-15
7	Executive approval contractor for Pre-Construction Services	Apr-15
8	Golf course operator exits site on or before	Apr-15
9	Commence Surveys	Apr-15
10	RIBA Stage 2 Completed	Jun-15
11	Pre-application screening advice	Jul-15
12	RIBA Stage 3 Completed	Aug-15
13	Apply for hybrid planning application (outline for the site and full learning village)	Aug-15
14	Agree S106 Head of Terms	Sep-15
15	Planning Permission(s) Granted	Nov-15
16	School Provider Appointed	Dec-15
17	Contractor for Construction Phase appointed	Dec-15
18	RIBA Stage 4 commences	Jan-16
19	Site Mobilisation	Jan-16
20	Learning village constructed	Jun-17
21	Learning Village opens	Sep-17
22	Phase 1 to 9 – new housing (developer led)	Early 2017 to 2024

Note: *Some of the above milestones are not fully finalised at this stage due to external dependencies. As such several key tasks could move over a period of time.*

Costs and Funding

- 5.14 Historically the Council has been able to fund its short-to-medium term capital investment needs from a combination of internal funds, government grants and external contributions. Since 2003 in excess of 5,000 school places have been created in schools across the Borough which together has cost an estimated £90m. This includes funding of 2,200 primary and 2,800 secondary places from a combination of developer contributions, Department for Education (DfE) and other external grant applications. A very small portion of the expenditure has been paid from the Council's own limited resources. It should be noted that all of this has been accomplished without the Council having to borrow money.
- 5.15 The development of the Blue Mountain Learning Village will represent the largest one-off capital investment by the Council, requiring funding from multiple sources. The Council will make best efforts to seek external funding, especially by bidding for DfE grant funding.
- 5.16 Based on the feasibility study the total cost for all elements of the programme is £39.07m plus £3m for contingency. However only £39.07m will be considered as

needing financing at this stage as the contingency sum is excluded. As the Council currently does not have access to the site and has not been able to undertake surveys, the cost does not allow for abnormal risks. The forecast budget is summarised as follows:

Table 4. **Total Cost Summary**

No.	Cost Item	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
		FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	
1.	Total Cost	£0.191m	£0.585m	£3.349m	£23.3m	£10.3m	£1m	£0.345m	£39.07m
2.	Contingency				2m	1m			3m
Total:		£0.191m	£0.585m	£3.349m	£25.3m	£11.3m	£1m	£0.345m	£42.07m

5.17 **Inflation:** The programme milestones thus far have remained uncertain due to several external dependencies. Given that the likely contract-date for the construction could be delayed due to external dependencies, inflation could add as much as 15% (£6.3m) to the overall projected costs.

5.18 **Community facilities:** the total cost listed in Table 4 above includes provision for integrated community facilities which will be provided as part of the Learning Village development during the non-school hours, e.g. school playing fields and a new sports hall for the secondary school. Any integral facilities of the Learning Village that will be available for after school public use will be managed by the school provider. Additional cost may be incurred for a comprehensive stand-alone community provision e.g. major refurbishment of the existing club house. The Council does not intend to operate/manage a standalone community facility at Blue Mountain. It will partner with external provider(s) to deliver such facilities. The type and extent community facilities will be developed through a combination of internal workshops and the on-going community engagement process. Impact on the programme budget arising from further scoping of community facilities will be reported to the Executive in due course.

5.19 At this early stage in the programme the funding approach listed below outlines the financing options available to the Council and where possible indicate the potential amount of funding that will be available. As outlined below there is considerable uncertainty around all of the funding streams and as such a significant level of risk is attached both in terms of scale and timing.

5.20 The following funding streams are likely to be available to the Council and will contribute towards the financing of the programme.

Basic Need Grants

5.21 The Department for Education (DfE) funds the Council through two main capital grant streams – Basic Need Grant and Schools Capital Maintenance Grant. Both grants are non-ring-fenced and as such can be used for any capital purpose by the authority. Historically the Council has chosen to direct these grants to their respective areas, that is to say that the Basic Needs allocation supports the capital requirement for providing new pupil places (primarily by expanding existing maintained schools), whilst the Schools Capital Maintenance grant has been used to reduce the maintenance backlog identified as part of the school condition surveys commissioned

by Construction & Maintenance. Since 2010 the government has prioritised and diverted resources towards works to increase schools capacity. The Council has been a major beneficiary of this initiative. Under Basic Need the Council has been allocated £2.96m for 2014/15, £3.48m for 2015/16 and £3.65m for 2016/17.

- 5.22 Allocations of Basic Need are based on a comparison of forecast pupil numbers with school capacity, with shortfalls in capacity attracting funding. However the actual allocations are distributed as a relative proportion to the total pot available. As such should this total pot be reduced nationally, so will the actual cash funding to the Council.
- 5.23 Funding beyond 2016/17 (and for Schools Capital Maintenance beyond 2014/15) is unknown at this stage, however given the fiscal strategy being followed by central government there is little expectation that the annual funding totals will exceed that set out above. As such it is a reasonable assumption that continued funding levels of £5m per annum may be available towards the education needs across Bracknell Forest.
- 5.24 However aside from the investment needed at Blue Mountain, the Council has identified unfinanced priorities totalling £45m (Amen Corner North Primary, Amen Corner South Primary, TRL Primary, Warfield East Primary & Warfield West Primary, plus further expansions of existing schools) between now and 2020-21, as set out in the latest School Places Programme Cash Flow Statement. Whilst these schemes can be partially funded through developer contributions, these contributions will not be sufficient. There will be competing demands on the Basic Need grant which will need to be resolved. The final funding strategy will take into account the realised Basic Need Grant in the future. For the purposes of this report, an assumption has been made that £1m in 17/18 and £1m in 18/19 from anticipated DfE grants will be directed towards this project, subject to the adequate allocation by the government. This grant will be used to reduce the overall amount that needs to be borrowed in those or previous years.

Targeted Basic Need Grant

- 5.25 In December 2012, the Government announced an additional £982m of investment in schools to fund the provision of new, high quality school places in locations experiencing basic need pressure in order to prepare for further rises in pupil numbers. Funding was prioritised towards new Academies as well as investment to permanently expand good and outstanding schools with high levels of demand. Funding levels were based on Education Funding Agency's contractor framework rates (CF), with local authorities providing land and committing to funding any shortfall over CF rates. Bracknell Forest successfully demonstrated its additional basic need pressure and was awarded £7.6m ring-fenced to specific projects.
- 5.26 On the basis of its past success Bracknell Forest can be considered to be well placed to take advantage of any future opportunities. The Council will apply for targeted grant funding in the future DfE funding rounds with an aim to significantly reduce the impact of prudential borrowing.
- 5.27 In addition, the Council will apply for any other external funding opportunities that may arise during the course of this programme. No assumption has been made about the success, or otherwise, of these applications and no funding is therefore included in the funding model at present.

External Contributions

- 5.28 Currently developer contributions (S106-Contributions) are scheme specific and can be used to create the additional school places required arising from the development.

There are a number of identified schemes that could potentially contribute towards the Blue Mountain project. However, there is considerable uncertainty with respect to both the likely levels of contribution and more importantly, timing. Some developments will lead directly to the provision of additional primary schools and make an additional contribution towards secondary and Post-16 provision, whilst other contributions will cover the full schooling spectrum.

- 5.29 The Council is moving towards implementing the Community Infrastructure Levy (CIL) which will largely replace the S106 regime, resulting in different and more streamlined method of collecting contributions from developers towards the additional infrastructure pressure resulting from development growth. Whilst this adds an increased level of certainty (in terms of calculation of contribution), there remains considerable risk surrounding the timing of these funds as they are payable on the commencement of the development and may be payable in instalments. The Council is not constrained to using this funding in particular areas or for particular projects. The current view is that CIL funds will be allocated through the normal Council budget-setting process. For the purposes of the current funding strategy, an assumption of 20% towards education facilities is proposed based on the historical proportion of S106 contributions that have been earmarked for educational purposes since 1998.
- 5.30 It should be noted, that with respect to CIL, there will be competing needs for whatever element of CIL is hypothecated to Educational Needs in the same way as there are competing needs to draw on the Basic Need Capital grants. The most significant risk relates to timing, with payments due during the life of some developments. As such, out of the estimated £4.5m potentially available from CIL for Blue Mountain, only £3.6m has been included and is back-loaded to year 7 of the scheme. A similar approach has been adopted for CIL/S106 from other sites. However, Members will be aware CIL receipts can be used to meet Council priorities and that other pressures/infrastructure delivery may be delayed. The overriding priority will be to ensure that the Council retains maximum flexibility with regard to financing capital expenditure through S106, CIL, government grant or any other sources.
- 5.31 The potential CIL funding for Blue Mountain is derived after deducting a contribution of 15% to the Parish council. If the Parish Council were to develop a neighbourhood development plan, the contribution could increase to 25%, which will lower the £3.6m CIL funding for Blue Mountain to £3.15m. The Council is endeavouring to establish a dialogue with the Parish Councils as to how the funding could be applied to provide the maximum benefit for the local communities.

Site Transaction

- 5.32 Details of the site transaction are contained in Appendix 4 (Restricted).

Borrowing

- 5.33 The Council has never had requirement to borrow externally and has funded its capital investment needs from receipts and internal borrowing. In light of the scale of Blue Mountain and the fact that the Council is unlikely to be able continue to fund its on-going programme, irrespective of Blue Mountain, through internal borrowing, it is appropriate to assume that the funding gap (after taking account of external contributions identified above) will need to be financed by external borrowing.
- 5.34 It is anticipated that due to the timing of the capital receipts related to the project (capital grants and developers contributions) there will be a staggered cash flow, as

per Appendix 3 (Restricted), with debt peaking in year 5 (£36.3m) before stabilising in year 7 (£19.8m).

- 5.35 As a worst case scenario, if the programme does not receive funding from any other sources except CIL (£3.6m) receipts at Blue Mountain, then the amount to be borrowed will peak to £38.3m in year 6 and remain at £35.1m from year 7 onwards (excluding £3m contingency). More realistically, the external borrowing requirement is likely to be between £20m and £25m. This could be less should the Council be successful in receiving further grant funding.
- 5.36 The financing of this debt over the long-term will depend on many factors including the prevailing interest rate over the life of the asset and the capital cash flows experienced by the Council (i.e. capital receipts and other capital commitments). As such the Council will make its borrowing decisions based on its overall financing need and will not consider this project in isolation. However in order to gauge the costs associated to the un-funded Blue Mountain expenditure an analysis of the debt-financing charges are provided below.
- 5.37 Accounting regulations require the Council to set aside a sum of money each year, directly from its Revenue Account for the repayment of the loan associated with the net capital expenditure incurred. This is known as the Minimum Revenue Provision (MRP) and only becomes payable once the asset is in full operation and is charged 1 year in arrears. For the purposes of this analysis it has been assumed that MRP will become payable in year 7 on the balance of unfinanced expenditure of £19.841m. With an estimated asset life of 60 years the annual MRP payment that must be built into the Council's forward budget proposals amounts to £0.33m.
- 5.38 The interest payable on the unfinanced expenditure will peak in year 5 before levelling off in year 7. As noted above the actual interest payable over the life of the school will depend on many factors, not least the treasury management decision taken by the Council.
- 5.39 For an investment of this nature (long-term capital investment) the Council will look to the Public Works Loan Board to provide the most cost effective funding vehicle. Borrowing is normally taken out for the period of the life of the asset, however given changes in funding streams and interest rates, the actual financing of a Council's borrowing requirement is managed on an overall basis – looking at all its requirements and not on a scheme by scheme basis.

6. ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Chief Officer: Corporate Property

- 6.1 The Council's interest in the existing land is derived from a "head lease" (with no rent payable or receivable) over the land granted from the freeholder and the Council has in turn granted a lease back to the freeholder for the site. The effect of this interest means the land cannot be developed without the Council surrendering its lease.
- 6.2 The freeholder (who is also the Council's tenant) has granted an occupational lease to Crown Golf for the management of the Golf Course and Conference Centre. Neither the freeholder nor the Council has any access rights to enter the property, to carry out surveys in order to pursue a planning application.
- 6.3 The freeholder having already applied to the Council for a relaxation for the planning condition (S52), the decision of which was taken by the Executive Member for planning and transport on 5 February 2014, has affectively resolved to grant a deed of release of the S52, conditional upon any planning permission being in accordance with the Site Allocations Local Plan (SALP).
- 6.4 The freeholder having established the site for development in the SLAPD and the principle to remove the S52 has unilaterally served notice on Crown Golf to surrender the occupational lease effective 25 April 2015. This will allow access to the site for the freeholder (and the Council with permission) to carry out surveys pursuant to a planning application.
- 6.5 In order for the freeholder to fully release his land for the development of 400 additional homes he also requires the head-lease of Council to be surrendered.
- 6.6 The principle terms have been negotiated to surrender the Council's lease are commercially sensitive and the final terms to be concluded but the principle heads are set out in the Appendix 4 (Restricted).
- 6.7 Binfield Parish Council has successfully applied that part of the site be registered as an Asset of Community Value. The owner could not be entered into a sale until six months expire following a notice of their intention to dispose. After the six months, the owner and the Council would be free to enter into an agreement (i.e. there will be no obligation for the owner to sell to the Parish Council. The six month delay would be unlikely to critically alter the programme.

Chief Officer: Planning & Transport

- 6.8 The learning village and community facilities programme described in this report accord with the Council's adopted planning policy for the site (Policy SA7 in the Site Allocations Local Plan, July 2013). The delivery of the schools at Blue Mountain, especially the secondary school capacity is very important to provide for the needs created by the other sites allocated in the north of the Borough, including Warfield (2,200 homes), Amen Corner South (725 homes) and Amen Corner North (400 homes) as well as providing for the pupils generated by the 400 new homes allocated to the Blue Mountain site itself. The masterplanning and delivery of the site should also secure access to a good range of facilities for existing and new communities including open space, sports facilities and a community hub.
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Borough Solicitor

- 6.9 Under sections 13 and 14 of the Education Act 1996, as amended by the Education and Inspections Act 2006, a local education authority has a general statutory duty to ensure that there are sufficient school places available to meet the needs of the population in its area. Local Authorities must promote high educational standards, ensure fair access to educational opportunity and promote the fulfilment of every child's educational potential.
- 6.10 This report includes a procurement plan for the Blue Mountain Learning Village scheme for Executive approval.

Borough Treasurer

- 6.11 The financial implications are included in the body of the report. The long-term funding requirement for the project will continue to be reviewed and updated as the scheme progresses and at an appropriate time a formal request for funding will be brought before the Council for approval.
- 6.12 The financial requirement listed in this report is to meet the capital budget for the scheme. Start-up revenue funding in addition to the pupil based funding formula will be required in the year the school commences its operations, which will be funded from the dedicated schools grant.

Equalities Impact Assessment

- 6.13 There are no implications for the immediate purpose of this report. All new construction will be fully accessible to disabled pupils, staff and visitors.

Table 5. **Strategic Risk Management Issues**

	ISSUE	RISK	COMMENT
1	Affordability Risk	High	Prudential borrowing required
2	Cost Risk	Medium	Programme budget for the Learning Village includes a contingency
3	Programme Risk	Medium	The programme has several external dependencies, hence, may slip by a year to 2018.
4	Planning Risk	High	Full planning protocols will be adhered to including pre-screening advice.
5	Contractor/Supplier Capability Risk	Medium	Optimum procurement route will be selected for the programme.

7. CONSULTATION

- 7.1 A community Reference Group has been established to provide a cross section of local community representatives to engage in the master planning of the planned development on the Blue Mountain site at Binfield. The first meeting of the group took place on 18 June 2014. Meetings are being held every two months.
- 7.2 Public consultation will be held in due course with the wider residential, business and school community in Bracknell Forest.

Background Information

- Business Case
- Programme Plan
- Programme Status Reports
- Risk & Issue Register
- Land Deal Options Paper
- Project Initiation Document
- Procurement Plan
- Communications Plan
- Terms of Reference, Community Reference Group
- Draft plans

Contacts for further information

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Initial Equalities Screening Record Form

Date of Screening:	Directorate: Office of the Chief Executive	Section: CO: SREI	
1. Activity to be assessed	The Blue Mountain Programme Delivery Strategy for the Learning Village and Community Facilities		
2. What is the activity?	<input type="checkbox"/> Policy/strategy <input type="checkbox"/> Function/procedure <input checked="" type="checkbox"/> Project <input type="checkbox"/> Review <input type="checkbox"/> Service <input type="checkbox"/> Organisational change		
3. Is it a new or existing activity?	<input checked="" type="checkbox"/> New <input type="checkbox"/> Existing		
4. Officer responsible for the screening	David Watkins, CO: SREI		
5. Who are the members of the screening team?	Rajesh Sinha (BM Programme Manager), Chris Taylor (Head of Education Property, CYPL)		
6. What is the purpose of the activity?	<p>The Blue Mountain Programme is a priority for Bracknell Forest Council. The programme will deliver statutory school places required in the Borough alongside meeting the need for new housing and the associated community facilities.</p> <p>The Council is aiming to provide a 7FE secondary school with post-16 provision, a 2FE primary school with a nursery and community provision from September 2017 to support the planned growth in the Borough.</p>		
7. Who is the activity designed to benefit/target?	Nursery and primary aged children in the Binfield area Secondary aged children in North Bracknell Adults, Residents and Business across Bracknell		
Protected Characteristics	Please tick yes or no	Is there an impact? What kind of equality impact may there be? Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.	What evidence do you have to support this? E.g equality monitoring data, consultation results, customer satisfaction information, etc. Please add a narrative to justify your claims around impacts and describe the analysis and interpretation of evidence to support your conclusion as this will inform members decision making, include consultation results/satisfaction information/equality monitoring data
8. Disability Equality	Y	Positive	New buildings and facilities will be built according to the regulations complying with the Equalities Act 2010. As the school will accommodate SEN pupils, a review of the appropriate needs will be taken account of in the design.
9. Racial equality	Y	Positive	Community engagement in developing community facilities will be undertaken. The Learning Village will be available to all sections of the

			community.
10. Gender equality	Y	Positive	Community engagement in developing community facilities will be undertaken. The Learning Village will be available to all genders of the community.
11. Sexual orientation equality	Y	Positive	Community engagement in developing community facilities will be undertaken. The Learning Village will be available to all sections of the community.
12. Gender re-assignment	Y	Positive	Community engagement in developing community facilities will be undertaken. The Learning Village will be available to all sections of the community.
13. Age equality	Y	Positive	Community engagement in developing community facilities will be undertaken. The Learning Village will be available to all school-aged children. School facilities will also be open to use by all members of the community during non-school hours.
14. Religion and belief equality	Y	Positive	Community engagement in developing community facilities will be undertaken. The Learning Village will be available to all sections of the community.
15. Pregnancy and maternity equality	Y	Positive	Community engagement in developing community facilities will be undertaken. The Learning Village will be available to all sections of the community.
16. Marriage and civil partnership equality	Y	Positive	Community engagement in developing community facilities will be undertaken. The Learning Village will be available to all sections of the community.
17. Please give details of any other potential impacts on any other group (e.g. those on lower incomes/carers/ex-offenders) and on promoting good community relations.	None		
18. If an adverse/negative impact has been identified can it be justified on grounds of promoting equality of opportunity for one group or for any other reason?	None		
19. If there is any difference in the impact of the activity when considered for each of the equality groups listed in 8 – 14 above; how significant is the difference in terms of its nature and the number of people likely	<p>The development team has been structured to include architects and designers who are experienced in designing schools to ensure that these particular needs are met.</p> <p>Community facilities will be planned in consultation with the community. A Community Reference Group has been set up.</p>		

to be affected?			
20. Could the impact constitute unlawful discrimination in relation to any of the Equality Duties?		N	None
21. What further information or data is required to better understand the impact? Where and how can that information be obtained?	Please contact the Blue Mountain Programme Manager for further information.		
22. On the basis of sections 7 – 17 above is a full impact assessment required?		N	The latest DfE Design Guide (BB103) along with previous guidance BB98 and BB99 for primary and secondary schools will be adopted as a template for the new accommodation. Statutory consents for Planning and Building Control will ensure that the new accommodation and alternations to existing buildings meet with current statutory requirements for disabled access.
23. If a full impact assessment is not required; what actions will you take to reduce or remove any potential differential/adverse impact, to further promote equality of opportunity through this activity or to obtain further information or data? Please complete the action plan in full, adding more rows as needed.			
Action		<i>Person Responsible</i>	<i>Milestone/Success Criteria</i>
Consultation with the Community on an on-going basis	On-going	CO: SREI	<i>Ability to demonstrate that consultation has fed back into the design</i>
Consultation with internal and external stakeholders	On-going	CO: SREI	
24. Which service, business or work plan will these actions be included in?	The Programme Team will be responsible for ensuring that the accommodation meets the particular needs of pupils, staff and the community.		
25. Please list the current actions undertaken to advance equality or examples of good practice identified as part of the screening?	<i>Community facility scoping to be carried out in partnership with the Community Reference Group.</i>		
26. Chief Officers signature.	<i>Signature:</i> <i>Date:</i>		