

NOTES

School Expansion Meeting

24th May 2016

Present:

Chris Lee (CL)
Paul Ballatt (PB)
Paul McGarry (PM)
James McGinlay (JM)
Caroline Holland (CH)

Apologies:

Tom Proctor

Notes of last meeting 13th May 2016

Agreed

1. Site Acquisition

Domex

JM responded that we are still expecting to make an offer before the end of May.

Elim

Architects commissioned to do work on feasibility at Merton Hall.

Day Centre

Need to seek clarification of relocation timescales and work requests for next meeting.

Action: AOS

PB suggested that there should be little difficulty in CSF decanting from Leyton Road.

Pincott Road

To be relocated for SW Community Association.

Whateley Avenue

PB to check whether security will be needed

Next Meeting: Thursday 9th June at 9am

SCHOOL EXPANSION MEETING NOTES 09 JUNE 2016

Present:

Chris Lee (CL); Paul McGarry (PM); Tom Procter (TP); Paul Ballatt (PB); Damian Hemmings (DH)

Apologies:

Caroline Holland; James McGinlay

Notes/Actions:

1. Site Acquisition

- E&R will lead on the land acquisition aspect of the project. DH will provide project management support for this activity in the short term.
- CSF will lead on the building transfer and construction elements of the project. A project manager for the construction element will be appointed in due course.

Domex

- Site valuation: approx. [REDACTED]
- Allocated LBM budget [REDACTED]
- Heads of terms to be agreed by e/o June 2016

Elim

- Total costs: [REDACTED]
- Feasibility study currently being undertaken
- LBM will project manage the delivery of the fit-out
- Merton Hall freehold to transfer to Elim

Leyton Road

- Decant site for High Path Day Centre
- Feasibility: indicated £1.2m to upgrade and move
- Education Funding Authority (EFA) funding: £1.0m
- Allocated LBM budget: £0.2m

Pincott Road

- South Wimbledon Community Association (SWCA) in favour of the move
- Premises will require limited work
- Budgeted for within contingency

Whatley Avenue

- EFA have committed to the refurbishment/adaptation and security costs
- Merton Adult Education to leave the site in July 2016
- Facilities will continue to manage the site until September 2016. Beyond this date further arrangements will need to be put in place (e.g. extension of security arrangements with Facilities).

Sites Budget:

[REDACTED]	Domex (LBM)
[REDACTED]	Elim (EFA – 40% of costs up to a max. of £4m)
£200,000	Leyton Road (LBM)
[REDACTED]	Total

2. Cabinet Report

- TP confirmed it will be a key decision and will be subject to call-in
- Children Services Scrutiny meeting on 29 June 2016
 - This will provide Cllrs with an opportunity to review and may avoid need for later call-in
 - CSF request officer from E&R attend to support
- Recommendations in Cabinet report:
 - Agree deals on Elim & Domex to maximum limit
 - High Path to move to Leyton Road
 - Whatley Avenue as temporary school for two years
 - Merton Hall freehold to transfer to Elim
 - Merton Abbey to surrender sole use of their playing field – shared use with new school
 - Site to be leased to the Secretary of State for 125 years

3. Communications

- Confidential issues:
 - Advance stage sites in South Wimbledon
 - Location and upper limits of agreement
- Remaining issues to be white paper

School Expansion Meeting 17.08.16

Present:

Chris Lee; Caroline Holland; Damian Hemmings; Andy Otterway-Searle; James McGinlay; Tom Proctor and Sophie Poole

Apologies:

Paul McGarry and Paul Ballatt

- 1. Domex** – Agents sought [REDACTED] on completion. Preference is to complete asap and grant license to Domex and sub tenants. Sub tenant lease is till February ~~2017~~ 2018 at [REDACTED] p.a.
Agreed: purchase and complete expected by October.
- 2. Elim** – progressing well. They are looking through design details and intended to go to DRP in September and full Planning Approval in October.
Draft Conditional Contract to be signed off following planning application in October.
“Overage” discussion is continuing.
- 3. Pincott Road** – SWCA discussions are proceeding and exploring how Hall provision can be offered. Morden Assembly Hall and All Saints School also being explored.
- 4. Whateley Avenue** – TP reported that they are still exploring when EFA will take responsibilities. In the interim CSF will pick up cost of decants from September 2016.
- 5. High Path Day Centre** – TP reported progressing Leyton Road decant. 2 leases for Children Services, Cata 22, Homestart and Contact Centre for Children Social Care.
- 6. Nursery Road** – ongoing negotiations with Rutlish over use of playing fields and artificial pitch power
- 7. Comms** – SP set out position in responding to press interest. Letter had been circulated to all – day centre uses.
Agreed: to limit the information we will share with press, focussing on the area of school needs and the reason for South Wimbledon. Commercial matters and reference to shared play facilities and relations of class lessons will not be covered in any detail.
- 8. AOB** – MALE appointed to do Site Survey's by EFA. Agreed we would look to defer any survey work including bore holes until we are closer to securing land deals.

Next Meeting Date

31st August 2016

School Expansion Meeting

18th July 2017

Present:

Chris Lee, Tom Proctor, Caroline Holland, Paul McGarry, James McGinlay, Damian Hemmings, Jane McSherry and Andy Ottaway-Searle

Apologies:

None

1. Relocation of Leyton Road

- Considered paper presented by TP
- Agreed to complete a piece of work on accommodation schedule @Chaucer Centre to Leyton Road for 2 weeks' time – JM

2. Land Assembly

- Elim Church now content with design and draft planning application which is expected imminently
- Still aiming for 21/9/2017 TPAC
- Conditional contract being finalised this week.

3. EFA Funding

- No change
- TP to check whether any change in Free School Funding

4. A.O.B

- TP reported that he had met with Ward members to brief them on the scheme and they were pleased with the changes made

Next meeting date: 1st August 9 am, Chris Lee's office

School Expansion Meeting

14th September 2017

Present:

Chris Lee, Caroline Holland, Paul McGarry, Tom Proctor, Sophie Poole, Damian Hemmings

Apologies:

James McGinlay

1. Planning Application – Merton Hall

- TP to focus on key planning issues in presentation to PAC on 21/09
 - No change of use
 - Green rating at DRP
 - No loss of community use
 - Parking issues addressed
- Need to clarify whether ward Councillor speaking (KN)
- TP and PMc/ DH to meet and finalise the presentation to PAC.

2. Forward timetable + further risks

- Award of contract for works – mid November cabinet.
- CH to raise with opportunity to seek clarification as to whether a call in is likely.
- Consider mitigation plan at future meeting including pencilling in a meeting for call in to be heard asap after any call in.
- Planning application for school at high path – this now isn't expected until Jan/ Feb 2018 and PAC in late Spring. Will need to consider how we develop a positive campaign in support of the school in advance of this.
 - **Action:** DH to bring updated risk assessment to next meeting along with an updated Project Plan.

Next meeting date: Tuesday 26th September at 0900, Chris Lee's office

School Expansion Meeting

13th November 2017

Present:

James McGinlay, Paul McGarry, Tom Proctor, Damian Hemmings, Jacquie Denton, Paul Evans, Claudette Valmond

Apologies:

N/A

1. Battle Close

- Paper on Battle Close to Cabinet this evening (13/11/17)
- Decision on Battle Close likely to be called in
 - Officers to explore whether arranging special scrutiny on all key decisions re: to the new school could be beneficial (e.g. Battle Close, Merton Hall construction contract, lease on the new school site)

- [REDACTED]
- [REDACTED]
- [REDACTED]

2. Merton Hall

- [REDACTED]

3. Domex

- Potential option to extend tenancy of Domex at High Path for further six months
 - Action: JD to approach Domex with offer of six-month extension

Next meeting date: Monday 20th November at 09:00