

CIL Expenditure Application Form

Education Application Form



1. Organisation(s) proposing the project

If this is a joint project, who will be leading on delivery?

Suffolk County Council

2. Project name

Thurston Community College – expansion of capacity from 1500 to 1650 11-16 pupils

3. Project location – please attach a site location plan (1:2500)

Address:
Norton Road
Thurston
Bury St Edmunds
Suffolk

Post code:
IP31 3PB

4. Description of proposed Infrastructure

What do you want to provide for the community?

Expansion of the school buildings to meet the need for additional pupil places arising from housing developments in the school's catchment area.

The project will provide additional accommodation at the school to allow the PAN increase from 10FE to 11FE (1500 to 1650 11-16 places) to ensure there are sufficient school places for local children, the need for expansion is driven by housing growth within the school catchment.

Please refer to the following documents for more detailed information:

Appendix A – Project Mandate form. Please note that this also includes the details for a site masterplan, should further expansion be required at the school in future.

Appendix B – Thurston Community College feasibility report including Building Bulletin 103 analysis to determine what facilities the school requires to accommodate the additional pupils. Please note that this bid is for Phase 1, Phase 2 will be the subject of a future CIL bid if this is needed due to further housing growth.

Two options were considered, it has been agreed with the school that Option 2 (pages 13 and 14) would provide the most suitable facilities for the school. Whilst the scope of this option is more than this bid, it is envisaged that design development will reduce and omit risks which are included within the current estimates. Value engineering will also be necessary to bring the project within the budget indicated in this CIL Bid. External requirements to expand the school e.g. car parking will be delivered in advance of the expansion of the buildings, this is the subject of a prior CIL Bid.

5. The type of proposed Infrastructure (please tick):

Provision of additional pre-school places at existing establishments	
Provision of primary school places at existing schools	
Provision of secondary, sixth form and further education places	x

6. How have you identified need and support?

Have you consulted with Suffolk County Council Education department?

Please provide details of any community consultation that has taken place and any additional documentation that supports the project e.g. Village / Parish/ Neighbourhood Plan, letters of support from the Parish Council and/or Ward Member. Does the project support growth and/or mitigate existing infrastructure inadequacies?

The county council's pupil forecasting processes have identified that to provide places for pupils from housing in the Thurston Community College catchment area the school will need to expand. The school currently provides its 11-16 age teaching from the main campus in Thurston with post-16 teaching provided at the school's Sixth Form Campus in Beyton, although sixth form students also make use of the facilities at the Thurston campus. The current capacity of the main campus is 1500 and it is expected this will need to increase to 1650 in this first phase but may need to expand further to 1800 places in future if all the housing currently proposed in the local plan in the school's catchment area were to come forward. The precise timing of any future expansion is dependent on the rate at which housing developments take place.

The pupil forecast information is included in **Appendix C**

Detail regarding the housing developments, anticipated yield, and division of funding requests between the land acquisition and school expansion are detailed in **Appendix D**

At this stage we have consulted with the school leadership team. The County Councillor, Penny Otton, and District Councillors, Harry Richardson and Wendy Turner, have been advised of the need for the project via email (**Appendix E**).

A non-statutory pre-application planning consultation will be undertaken in due course, the results of this will be included in the final version of this CIL Bid.

7. Existing Infrastructure

Ownership - If your application is successful you may need to be able to provide a copy of the land ownership documents.

How do you hold the land or buildings at present?

Freehold Leasehold Do not own the land

If you have a leasehold or do not own the land please state the name and address of the owner and the date of expiry of the lease (if applicable).

N/a

Please note that SCC do not yet own the land required to provide additional area for the school site, this is available to SCC via option agreement.

If you do not own the land, do you have permission from the landowner to implement your project? If so, please provide evidence.

N/a

What is the area (size in square meters (m²) or hectares (Ha) of the land?

16.64ha (excluding the land to be purchased to extend the site via option agreement).

What is the existing Infrastructure constructed from and what is the approximate age?

The existing buildings are predominantly single storey buildings.

8. Usage of the existing Infrastructure

please give details of the current use (if applicable)

Group/Organisation Name	Number of users per week/month
Thurston Community College	1500
The Forge Church – Use of Auditorium for weekly worship meetings	
Feeder Primary Schools – Use of Auditorium for Christmas concerts & end of term productions	
Pop-up Dance School – Use of Auditorium for annual dance festival	
Thurston Air Training Corps – Use of Auditorium for annual Passing Parade and regular use of school field for activities	
Gipping Valley Schools Partnership – Regular use of school field for activities	
Abbeycroft Leisure currently operate on behalf of the school, a community programme on the school site. It includes use of both their internal sports facilities and outdoor playing pitches. The community use period is generally weekday evenings from 6pm and weekends. There are regular lettings to Badminton Club, Phoenix Netball Club, Cockfield Netball Club, Thurston FC, Bury Bulldogs Basketball Club, and Indoor Football. Those sports are also all available for casual bookings, together with Abbeycroft Gym memberships.	
Thurston Library	
Thurston Air Cadets	

(Please continue on a separate sheet if necessary)

What will be the expected increase in users/ new usage after the scheme has been completed?

Group/Organisation Name	Number of users per week/month
Thurston Community College	1650

9. General Information

Have you liaised with Building Control and Planning regarding this project?

Yes, at pre-app stage only

Please state the name of the officer dealing with this

TBA

If you have Planning Permission please give the reference number

TBA

If you have Building Regulations please give the Council Building Control reference number or Approved Inspector Details

TBA

Please ensure you seek independent advice as to whether planning permission is required before embarking on your project.

Have quotations been sought in respect of the proposed works/equipment? Please note it is recommended that a minimum of three quotes using a common specification should be obtained.

Please submit your Business Plan with this application detailing your tender process and financial information. Figures should be provided on the basis of being static for a 6-month period. Please note application forms not accompanied by a business plan will be deemed invalid until one is supplied.

I have attached the Business Plan for the project (Project Mandate – Appendix A)

10. Please provide a summary of the project costs

(including quotes to substantiate your figures where possible)

RIBA Stage 2 cost estimate	
Construction cost estimate	£1,754,901
Risk and contingency	£318,843
Fees and surveys	£198,666
Net Cost	£2,272,410
VAT	£recoverable
Total Cost	£2,272,410

11. Funding for this project

(it is very important that you can demonstrate that the funding you are seeking covers the total cost of the project)

Funding Source	Secured Yes/No	If not secured – when will you know	Amount £
S106	Yes		£184,595
Basic Need funding	No	Subject to agreement by capital strategy group in September 2021	£33,943
Amount being applied for from CIL Fund			£1,781,462
Total Funding			£2,000,000

Has any State Aid been received or offered to your organisation from other Government organisations or other BMSDC funding sources in the last three years? If so, how much? E.g. Local Authority Grants, SCC Locality funds

12. Predicted timescale for commencement and completion

When do you expect the project to start and finish? Are there any key milestones or payment stages in which the work will be completed?

Start: March 2022

End: January 2023

Key Milestones/Payment Stages:

Indicative timescales

Pre-Planning Consultation	24/06/2021	12/08/2021
Planning	12/08/2021 - (26/08/2021)	02/03/2022
Stage 4 Period	13/09/2021	15/03/2022
1st Stage Tender Period	14/05/2021	17/08/2021
2nd Stage Tender Period	22/11/2021	15/03/2022
Start on Site	16/03/2022	13/01/2023
Handover	16/01/2023	17/02/2023
In Use - Sept 2023	13/01/2023	24/02/2023

SCC propose to make an interim CIL claim for payment in September 2022, and a final claim for the balance in March 2023.

13. How do you expect the proposed Infrastructure to be maintained/funded in the years following completion of the project?

The school is a Local Authority maintained school (i.e. not an Academy) therefore the school receive revenue funding for minor maintenance works. In addition, SCC provide LA condition and maintenance funding to Vertas, who prioritise and implement maintenance works across SCC CYP sites.

14. Prioritisation Criteria – Please indicate how your project meets the following criteria

Criteria	Comments
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable	Additional school/community facilities associated with housing growth within the catchment area of Thurston Community College
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	<p>Supported by emerging policies in the Joint Local Plan - Managing Infrastructure Provision. “All new development should be supported by, and have good access to, all necessary infrastructure. Planning Permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development”.</p> <p>This is also supported by Core Strategy policy CS6 – “new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of new development”.</p> <p>The housing permissions have been granted on the basis that the infrastructure can be delivered though CIL contributions</p>
It represents key infrastructure (essential)	It is essential to provide sufficient school places to support local communities’ requirements arising from new housing developments.
Value for money	<p>Pupil yields arising from new housing are closely monitored and included in school forecasts. School build costs are nationally benchmarked to ensure VFM.</p> <p>Opening up the facilities to community use outside of school hours ensures best value for public spend rather than duplicating spending by creating facilities elsewhere. All of the projects delivered by Suffolk County Council are also seeking Social Value commitments from contractors as part of the tender processes.</p>

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Clear benefits	<p>Providing enough school places and facilities for new pupils living in new housing developments within the school catchment area.</p> <p>Providing infrastructure and facilities that can be used by the wider community of Thurston and surrounding areas.</p>
Community support	<p>Parents want to be able to send their children to their local catchment school. Insufficient school places in a local area results in children having to be bussed to other schools, which is contrary to supporting local communities with essential infrastructure.</p> <p>High specification facilities will be available to pupils of the school and the wider community – contributing towards meeting an identified shortfall.</p>
Deliverability	This phase can be delivered by March 2023
Affordability (from CIL funds)	SCC has previously highlighted the need for CIL funds to deliver additional school places and facilities at Thurston Community College to support housing growth.
Timeliness	This phase can be delivered by March 2023
By releasing CIL money can you achieve infrastructure provision through collaborative spend? (i.e Infrastructure providers PC/TCs BMSDC infrastructure provision or LEP/Government funding)	Yes. Collaboration with the school, SCC, BMSDC, Parish Council, and other community bodies to deliver essential community infrastructure
Supports housing and employment growth	Yes- essential to providing sufficient school places and facilities to support new housing growth
Have a package of measures been proposed and submitted which allow for ongoing maintenance of	Ongoing maintenance will be funded by established school funding mechanisms.

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the infrastructure such that its longevity can be assured	
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Developer led housing growth granted planning permission by BMSDC in the school catchment area will directly result in the need for additional school places.
Does the provision of this infrastructure address a current inadequacy in infrastructure terms	CIL funding is required to provide additional school places/facilities arising from new housing.
By releasing CIL funds, it would allow infrastructure to be realised such that CIL funds are like the last piece of the jigsaw puzzle	Yes. CIL funding is critical to deliver this essential infrastructure project.
Will the infrastructure be capable of being used by the wider community	The school is fully integrated in the community and will continue to seek ways to make its facilities available to the community.
By provision of infrastructure it would unlock further opportunities within the District for housing and employment growth	Yes. The acquisition of land through the previous CIL Bid will allow Thurston Community College to allow expansion of the existing buildings as required when further housing comes on stream in the future.
How does this project address green principles (natural/ biodiversity considerations)	This project will comply with and contribute towards the SCC Climate Emergency PDP objectives, specifically: Ensure all newly constructed council-controlled buildings, extensions and retrofits (including housing/commercial development on the Council estate) are designed to achieve net zero emissions by 2030.
How does this project address sustainability principles (sustainable modes of transport including connectivity to cycle paths footpaths)	The developments are all within the school catchment but cover a broad area. Pupils will be encouraged to walk and cycle however, due to the distances involved, some will be eligible for free school transport.
How does the project address issues of community safety	The building design will ensure that community safety principles are incorporated.

15. Declaration

I declare that I have given notice of this proposal to the owner and occupiers of the land and prior to authorisation will produce Title Documentation if required. I confirm that I have advised the Parish/Town Council and Ward Member of this proposal and attach copies of all written comments that they have made.

I declare that I will ensure any funds not spent once the project is complete or if the project fails to be completed will be repaid to the District Councils.

I declare that I am authorised to make this application and that the information given in this application is correct.

Signed	Name
Jo Fellowes	
Position	Date
Schools Infrastructure Programme Manager	25 th May 2021
Telephone	Email
07843 344706	Joanna.Fellowes@suffolk.gov.uk

Have you remembered to include the following:

- Application Form
- Copies of any consultation documents (relating to Question 8)
- Estimates/quotes
- Letter of support from Parish/Town Council and/or Ward Member
- Site or Location Plan
- Business Plan

NOTE: Dependent on the proposal, some applications may require additional information to support the application

Submitting your application

Please return the completed forms and supporting documents to:-

CILExpenditure@baberghmidsuffolk.gov.uk

The Infrastructure Team
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

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