

MUNICIPAL YEAR 2015/2016 REPORT NO. 154

MEETING TITLE AND DATE:

CABINET – 20th January 2016
COUNCIL – 28th January 2016

JOINT REPORT OF:

Director of:

Finance, Resources and
Customer Services and
The Chief Education Officer

Agenda - Part: 1

Item 9

**Upper Secondary Autism Provision
(USAP)**

KD 4209

WARD: All

Cabinet Members consulted:

Cllrs Orhan & Stafford

Contact officers:

Mohammed Lais Tel: 0208-379-4004 email: mohammed.lais@enfield.gov.uk
Gary Barnes Tel: 0208-379 4250 email: gary.barnes@enfield.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 This report is part of the Council's wider strategy to meet the needs of the increasing numbers of pupils with Autism in the borough. It proposes an innovative partnership approach to the provision for older secondary aged pupils with complex needs as they make the transfer to adulthood.
- 1.2 The key aim of this report is that Cabinet agree to the strategy contained herein that will allow additional school places for children and young people and give them the opportunity to stay within the Borough and be educated as well as preparing the Council for the implications of the Children and Families Act 2014.
- 1.3 Authority was sought and granted (Key Decision 3960) on the 11th September 2014 to enter into a short term year lease with Barnet and Southgate College for the Farbey Building at the former Minchenden School ('The Property').
- 1.4 This report now seeks the Authority of the Cabinet and Council for the freehold acquisition of the former Minchenden School site to fulfil the requirements of rising ASD places that are needed in the Borough.
- 1.5 A high level internal feasibility has been carried out for the use of the Farbey Building at Minchenden as a Special School and to adapt it so that pupils of the ASD can fully benefit The Property and surrounding infrastructure.
- 1.6 The availability of this site within the Borough represents a unique opportunity for the Council to address an identified need for additional

pupil places and it is anticipated that this site will make a strong contribution to reducing the demand for costly out-of-borough placements and generate cost reductions of placements.

- 1.7 The need for additional Special School places in the Borough was identified within the July 2015 Cabinet report on school places (KD4141) and recognises that the Minchenden School site is ideal for this provision. It is recommended within that Report that Officers are authorised to conduct any necessary land transactions, including acquisitions by way of freehold or leasehold, as individual schemes are developed to enable the delivery of the Council's Statutory Duty to provide school places.
- 1.8 Development options of Council assets in the wider Southgate Circus area are outlined in brief within this report with a further report to Cabinet and Council in late Summer outlining the detailed business case to support the delivery of the USAP at Minchenden Special School.
- 1.9 The purchase of this site will ensure the Council can continue to meet the statutory duty to provide sufficient places to meet anticipated demand for school places.
- 1.10 It is proposed to acquire the site to add to the Council's Corporate Property portfolio.
- 1.11 Approval is required to add these projects (Minchenden and Southgate Circus Library Project) to the Capital Programme and fund the acquisition. A further report to Cabinet in late Summer 2016 will present the detailed business case for the overall development model.

2. RECOMMENDATION

It is recommended that Cabinet:

- 2.1 Notes the rise and demand for places at the higher end of the Autistic Disorder Spectrum and associated costs.
- 2.2 approves the Council's acquisition of the freehold interest in the land and buildings that form all of Minchenden School (plan edged red as shown at appendix 1) which are owned by the Barnet and Southgate College on the terms detailed within the Part 2 report and further approves the total acquisition budget also detailed within the Part 2 report and;
 - i) Recommends that Council approves the addition of funds to the Capital Programme as detailed within the Part 2 report for the acquisition of land and;
 - ii) Recommends that Council approves the addition of funds to the Capital Programme as detailed within the Part 2 report for the additional feasibility work to the Farbey Building, the Mews Building and part of

Leigh Hunt Drive Car Park for the Minchenden ASD Provision.

- iii) Delegates Authority to the Cabinet Members for Finance and Efficiency, Education, Children's Services and Protection in conjunction with the Director of Finance, Resources and Customer Services and the Chief Education Officer to approve the final terms and structure of the transaction in accordance with the Council's Property Procedure Rules.

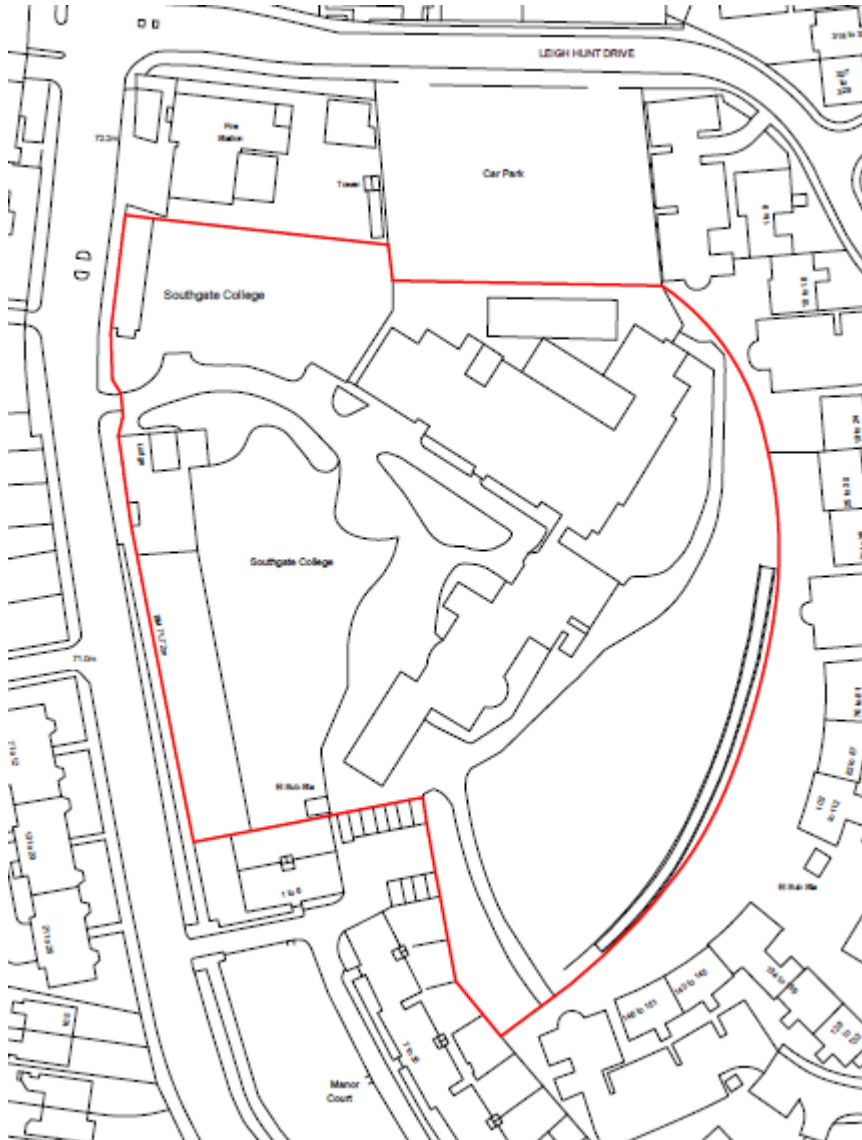
2.3 approves in principal (subject to feasibility and further report to Cabinet) the Council's redevelopment options of Southgate Circus Library and approves the option on Southgate House as detailed within Part 2 of this report, and:

- i. Recommends that Council approves the addition of funds to the Capital Programme as detailed within the Part 2 report to carry out the detailed feasibility of associated Council assets as shown at Appendix 2
- ii. Approves the grant of a 125 year lease to Barnet and Southgate College for accommodation of 1,000sqm on the Southgate Circus Library site at a premium noted in Part 2.
- iii. Approves the Public Library function to relocate to Barnet and Southgate College's Learning Resource Unit at Southgate College with Delegated Authority to the Cabinet Members for Education, Children's Services and Protection conjunction with the Director of Finance, Resources and Customer Services to approve the final structure of the partnership.

3. BACKGROUND

- 3.1 Barnet and Southgate College are freehold owners of the Former Minchenden School site on the High Street, Southgate, N14 6LA. shown here edged red and it is proposed to acquire this under the agreed terms detailed within Part 2 of this report.

Fig 1: **Minchenden Site**



- 3.2 The Property is located just south of the Southgate shopping centre and tube station, being approached off the A1004 High Street. The Site is situated south of the fire station and Leigh Hunt Drive car Park, a Council owned public car park.
- 3.3 There are six buildings on the site namely Southgate Mansion House which is a Grade II* listed building; the adjacent Art and Nursery blocks, which are integral to

the Mansion House; an independent Gate house (a three bedroom detached house) located at the entrance to the site from the High Street, the Mews Building; and the Farbey Building and an adjacent open sided workshop structure.

- 3.4 The total area of the Minchenden site is 4.4 acres (1.62ha).
- 3.5 The age of the buildings range from the Mansion House being built in 1780 to the last construction in the 1960's of the gatehouse which was used by the College to assist Special Educational Needs students to cope with living in the community.
- 3.6 These buildings over the past three to four years have received very little or no upgrade to the fabric or services within. The college have only undertaken reactive maintenance. There is water ingress to several buildings from the rainwater goods and roof, most of the electrical systems will need complete renewal and the buildings contain asbestos. Financial maintenance liabilities of each of the properties are detailed in Part 2 of this report, however as there will be a wholesale remodelling of the Farbey, Mews building and Car park the cost of these will be absorbed into the feasibility.
- 3.7 The Council will have a vacant site liability once acquired as the site is quite vulnerable. The Property will require security, CCTV and other measures to prevent unauthorised occupation in the short term only until the main works start.
- 3.8 The Council have in place a short term lease over roughly half of the site. In the interim the Council has made this site available in the short term as an overflow space for Durant's School should the strain on their current site become too much. The lease also allowed the required repeated access for consultants to undertake a feasibility studies that will inform the future report to Cabinet for the new provision.
- 3.9 The proposed development will provide modern fit for purpose education facilities for the Upper Secondary Autistic Provision.
- 3.10 The valuation approach, methodology and financial justification for recommending the acquisition of the Minchenden School Site is detailed within the Part 2 Report.
- 3.11 The Council's appointed Valuers, Bilfinger GVA have carried out initial site appraisals with valuations and reported the outcomes back to Strategic Property Services and are detailed within Part 2 Report.

Minchenden Special School Proposal:

3.12 The plan titled the School Site shows the new layout of the site

Fig 2: **The School Site**



3.13 It is proposed to purchase the site and for it to be divided into two; one section containing the Mansion House and land and buildings to the south of the current entrance driveway and a site to the north consisting of the Farbey building, open sided work shop, Mews building, and adjacent 50 space car park.

3.14 The current lease boundary of the site is shown on Fig 2 and delineated in red and the proposed boundary for the Mews building is shown in blue. The proposal is to reconfigure the adjacent public car park at Leigh Hunt Drive to provide the main vehicle and pedestrian access into the new school site. As a mitigation of the loss of parking spaces, further on street bays will be provided in the vicinity as well a detailed parking study that will submitted with any planning application to support the new school.

- 3.15 The adjacent Grade II* listed Mansion House and associated ancillary buildings will continue to be accessed by vehicles and pedestrians from the existing Southgate High Road entrance. The proposal is to fence the site boundary for the new school to provide a safe and secure environment for staff, pupils and visitors to the School. This will have to be aesthetically constructed and will require planning permission as well as Historic England approval.
- 3.16 The site will be kept within the Council's corporate property portfolio and will provide the additional accommodation required for 120 pupils at the upper spectrum of the secondary provision for Autism within the Borough which will address the forecasted increases the Council is faced with as shown in Fig. 4.
- 3.17 At this stage, it is proposed to retain the existing car park on the Minchenden site, for use by the new school and to provide a number of hard play (yellow on the above plan) and soft landscaped (green on the above plan) external areas around the site, with direct access from some of the ground floor classrooms. An external area directly in front of (to the east) of the Mews Building is proposed to be used as external social space by 6th Form pupils.
- 3.18 This proposal seeks to maximise space within the solid structure of the Farbey Building and secure school spaces for future children with ASD in a modern fit for purpose school, to this end various surveys and design work will now be carried out to ascertain a cost to inform the detailed business plan.

Strategic Need

- 3.19 Further to previous reports to Cabinet, pupil numbers are rising throughout the Borough in line with the projections provided by the Office for National Statistics with information on new housing and trends in national and international migration. The projections are reviewed annually following the January Schools Census. One of the priorities of Schools and Children's Services (SCS) and the Council as a whole has always been to meet the needs of pupils with Autism and Emotional Behavioural Difficulties and understand the duty to support the provision of suitable and sufficient accommodation for the increasing numbers and complexity of need.
- 3.20 The demand continues to rise particularly within the Autistic spectrum which is of particular concern. The Council has increased the amount and quality of provision and expertise in both mainstream and special settings. However it continues to face growing numbers of young people with complex needs and their families who need this additional support above and beyond a mainstream placement. The numbers are further increased by an increasing number of referrals for support for secondary aged pupils with Autism who are exhibiting mental health difficulties as they go through puberty and make the transition into adulthood.
- 3.21 The numbers/ percentage of pupils with a diagnosis of Autism continue to rise particularly at primary schools. In our 2011 Strategy we identified that Autism was an area of increasing need as the proportion of statemented pupils on the Autism Spectrum at the time was 10.4% in primary and 4.4% in secondary. The SEN/Inclusion strategy is currently being reviewed and has identified that meeting the needs of pupils with Autism and Emotional Behavioural Difficulties are the main

priorities required to support the increasing number with complex behavioural needs. It is clear that this position remains the same in 2014 and that demand continues to rise.

- 3.22 Autism is of particular concern and even though Schools and Children's Services have increased the amount and quality of provision and expertise in both mainstream and special settings, the Council is faced with a growing number of young people with complex needs and their families who need more than just a mainstream placement. To date the increased demand has been met by providing additional capacity on a temporary basis at a combination of Russet House and Durant's special schools. However, it is not possible to increase that capacity further and the current capacity is not sustainable over the long-term without a permanent solution.
- 3.23 As the need for specialist places continues to increase Enfield SEN services have had to place children in special schools outside the borough at a high cost both in terms of provision and transport. Parents of children with Autism have been closely involved in the development of the SEN strategy and have been actively requesting an increase in in-borough provision over a number of years. The proposal to expand the provision in partnership with our existing Special schools is strongly supported by the parent representatives on the SEND strategy group and also the representative from the National Autistic Society.
- 3.24 A recent assessment of the likely demand for support for children with the ASD and the highest support needs produced the following picture of future demand, which is shown in the table overleaf.

Fig 3: Table showing increase in the number of school places in special schools

	2015	2016	2017	2018	2019
Target capacity requirements for ASD special school places	269	284	300	317	335
Current total capacity	267	267	267	267	267
Current ideal delivery capacity	204	204	204	204	204
Capacity gap against ideal situation	65	80	96	113	131
Capacity gap against current situation	2	17	33	50	68

- 3.25 With current total capacity already increased to the maximum possible within available buildings any additional demand can only be met through the increased use of out-of-borough placements. If current trends continue we expect an average of 17 children a year requiring high level support, across all year groups, at specialist provision for their ASD related needs.
- 3.26 In the initial years of the increased capacity there is expected to be spare capacity as the year group's work through each school's provision. This is because an additional 113 places will be provided at all ages and there is expected to be an

average increase of 17 pupils per year with the expectation that all new provision would be fully utilised six years after expanding.

- 3.27 This six year period present two opportunities to subsidise cost. The first is through offering places to other local authorities where their capacity has been fully utilised in that year group as a way of generating income. The second is to achieve cost savings by encouraging the parents with children placed in out-of-borough provision to accept an in-borough placement. However, practitioners advise that this is only realistically achievable at school transition points of the existing placement, namely Year 6 to Year 7.
- 3.28 These options require further work by practitioners to establish acceptable market rates for the care packages offered and the potential number of current out-of-borough placements that could be brought back into the borough. However, with the difference between in and out-borough borough ASD support at over £34,000 per individual per year achieving 10 per year for five years could either save or generate income of up to £1.7 million.
- 3.29 The costs of out-of-borough provision, especially for children with high support needs are considerable. The cost for each child will depend on their particular level of need and support package but using individual cost records an average high support cost of £65,814 for a child with ASD has been generated (no transportation costs are included in this figure).
- 3.30 For the purpose of this exercise the average cost, an average increase of 17 children per year and annual inflation of 2% have been used to model the likely increase in revenue costs of reliance of out-of-borough placements to meet demand for children with ASD requiring high support as these would be the children provided for at the planning expansion utilising the Farbey building at Minchenden.
- 3.31 The out-of-borough costs have been compared with the equivalent in-borough costs to generate the difference over time of increasing and using in-borough capacity. Transportation costs are an issue but have been discounted from this exercise as these costs are subject to a separate piece of work to gain efficiencies.
- 3.32 The table overleaf shows that a capital investment in Minchenden would be offset longer term by the cumulative budgeted cost avoidance position from not having to rely on out-of-borough provision within six years.
- 3.33 In addition, the DfE have stated that it recognises the increasing demand for special school places and intends to make funding available to LA's to increase capacity in early 2016. It is not yet known whether the additional funding will be an allocation or a bidding round but the recent successful STC Targeted Basic Need bid attracted £1.6 million grant to provide fifty places in a pupil referral unit. Local authorities have commented that the amount per pupil was not sufficient for the higher level needs of pupils with high support needs such as Autistic Spectrum Disorder where class groups are never more than 7 pupils. The DfE have stated that they will consider this as part of the wider issue.
- 3.34 Using the £1.6 million for 50 places, or an equivalent of £32,600 a place, as a low end estimate of what should be made available from a DfE grant round we would

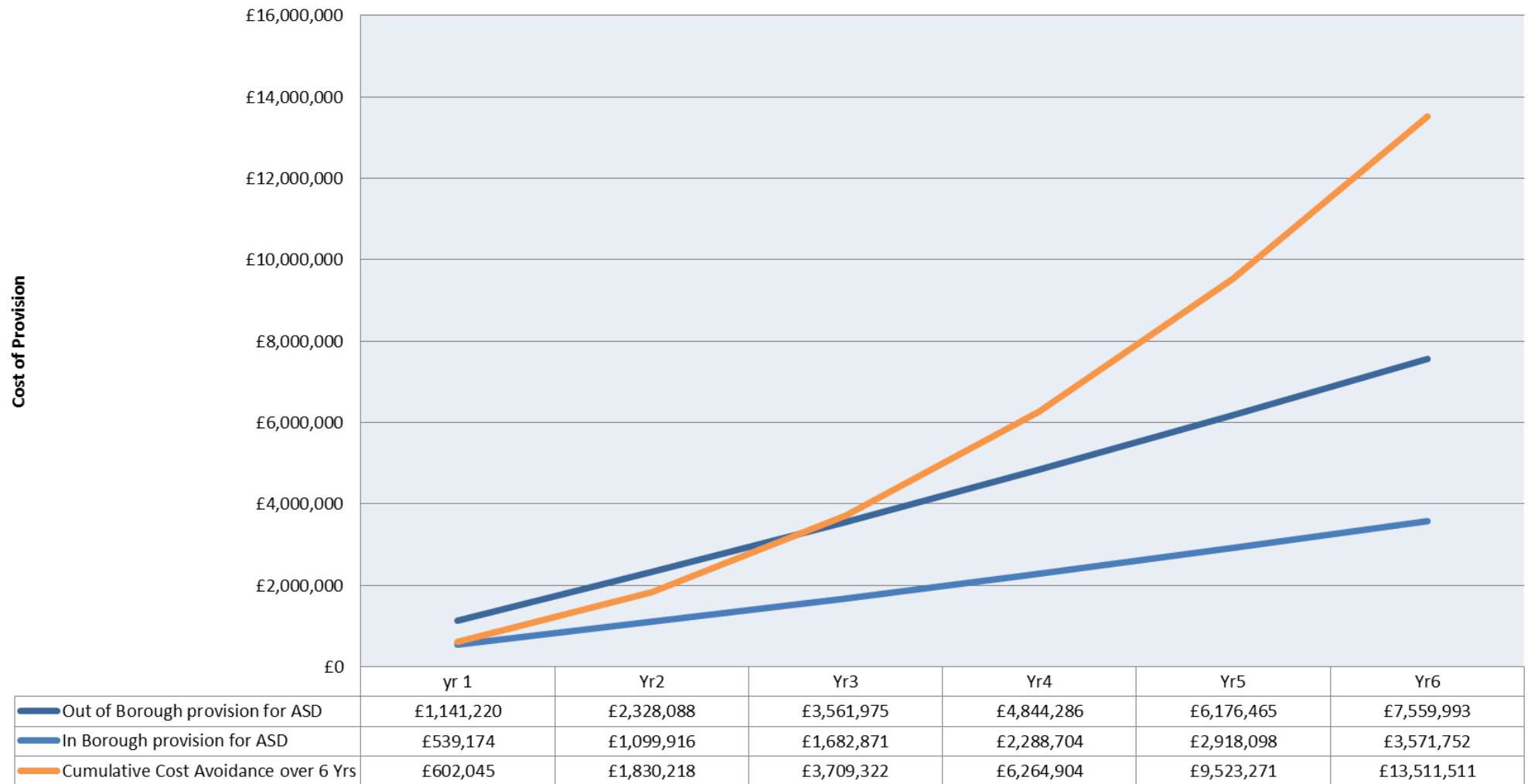
expect to achieve grant income of £3.59 million for the proposed additional capacity of 110 places achieved through delivering Minchenden

- 3.35 In order to accomplish/achieve this it is proposed that the council utilises part of the former Minchenden Site. This has the potential to be used to assist in providing the additional form of entry required for autistic provision. It is proposed that the Minchenden building is refurbished to provide accommodation for, the upper spectrum of the required secondary provision and a short stay overnight provision (should the required approvals be received) and a daytime Life skills centre.

	Avg cost per pupil	Annual Inflation	Assumed annual net increase in pupils	Yr 1 (2016)	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6 (2021)
Out of borough high support provision for ASD	£65,814	2%	17	£1,141,220	£2,328,088	£3,561,975	£4,844,286	£6,176,465	£7,559,993
In borough high support provision for ASD	£31,094	2%	17	£539,174	£1,099,916	£1,682,871	£2,288,704	£2,918,098	£3,571,752
Annual difference				£602,045	£1,228,173	£1,879,104	£2,555,582	£3,258,367	£3,988,241
Accumulated difference				£602,045	£1,830,218	£3,709,322	£6,264,904	£9,523,271	£13,511,511

Fig 4 & 5 - Cumulative Cost Avoidance over the course of a 6 year period

Cost Avoidance: In Borough Vs Out of Borough ASD Provision



- 3.36 The revenue funding for this area is derived largely from the Dedicated Schools Grant (DSG). It is the Local Authority's responsibility to allocate this budget to those eligible for high needs block (HNB) funding. This includes funding for children and young people with a statement of educational need, or in the future the education element of an Education, Health and Care Plan (EHCP). The centrally retained element (CRI) of this funding is subject to high demand. It is therefore important to mitigate existing budgetary pressure risk and take preventative action to control further demand.
- 3.37 Minchenden is a strategic piece of real estate within the overall strategy as the acquisition and long term investment and planning into the ASD will alleviate demand on the CRI.
- 3.38 To enable the Council to deliver the additional permanent pupil places, it is necessary to start the design and feasibility phases for the delivery of the school and undertake the requisite survey work to consult with the various stakeholders in order to submit a planning application.

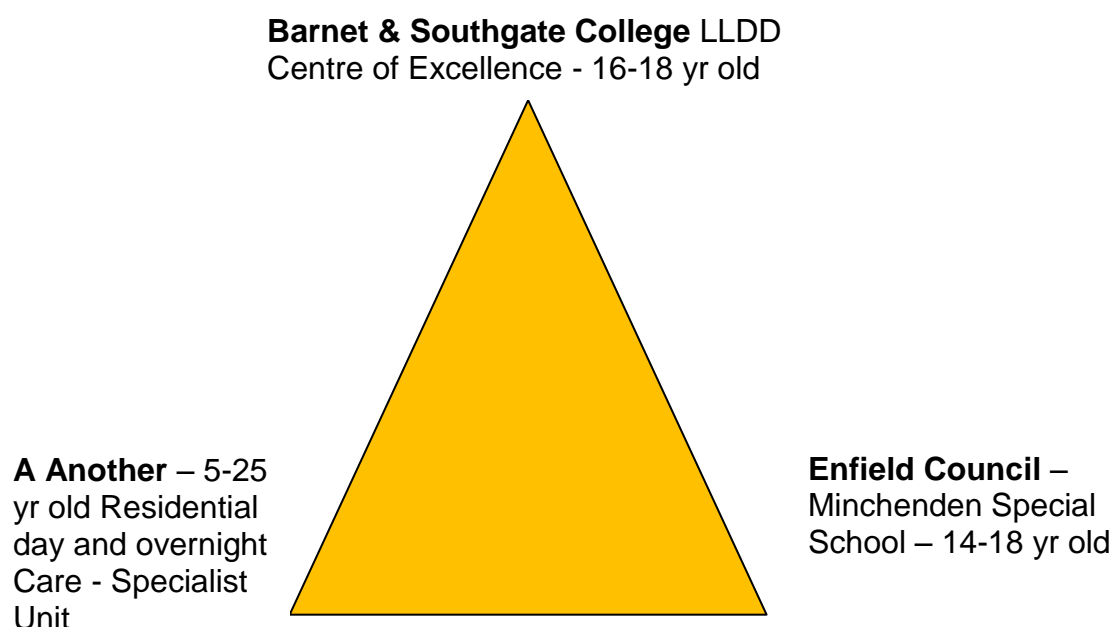
4. PROPOSAL

- 4.1 The proposal in this report is part of a major strategic development of Autism provision and support across Enfield. It has involved partners across schools, colleges, health services, parents, young people themselves and council teams in working together to meet the needs of and support young people across the autistic spectrum.
- 4.2 This report supports the development of an innovative approach that would make Enfield a leader and a centre of excellence in supporting some of our most complex young people as they move through secondary school into adulthood and the next steps in their learning journey.
- 4.3 The proposal is to purchase the freehold interest in the land and buildings that form all of Minchenden School (plan edged red as shown at appendix 1) which are owned by the Barnet and Southgate College at a price not exceeding the maximum price as detailed in Part 2 of this report.
- 4.4 To undertake a high level feasibility to refurbish and redevelop the Farbey Building to create a modern educational establishment for the Upper Secondary Autistic Provision for the London Borough of Enfield School.
- 4.5 This proposal looks to increase the specialist Autism provision across all age groups by providing additional capacity for older children on the additional site in the Farbey building at Minchenden. The aim is to establish provision for 120 pupils for Year 9-11 and post-16 pupils (aged 14-18) at the additional site which will allow increased numbers at both the Durants site and the Russet House Site as the young people are spread across 3 sites.
- 4.6 The two special schools will continue work together to ensure that the existing excellent provision and expertise of Russet House and Durant are expanded to continue to meet the needs of pupils in the borough.

- 4.7 The Farbey Building and surrounding grounds will need refurbishment and minor redevelopment to create a modern, fit for purpose, educational establishment. This will add to the current excellent Ofsted rated autistic provision already offered in the borough to help reduce future reliance on costly out-of-borough provision to meet future demand.
- 4.8 An outline project budget is required for the feasibility work for the Farbey building which is requested in Part 2 of this report.
- 4.9 To support the acquisition of Minchenden Special School it is envisaged that the build costs and reconfiguration of the school and associated works may be offset by redeveloping wider Council assets in the Southgate Circus area, see Part 2 of this report for a proposal for the delivery of the provision.
- 4.10 The Council's public library function will be remodelled and set within Barnet and Southgate College's Learning Resource Unit sited within the college. This partnership of public purposes aligns with the Library Development Plan 2015-2018.
- 4.11 Ensuring a library service fit for the future means that change is needed to reinvigorate our libraries so they are better used within their communities and meet the demands of a new generation of library users and in line with the Council's Asset Management Strategy, the Library Service is committed to developing new models of provision based on partnership working to ensure that our resources are used as efficiently and effectively as possible.
- 4.12 Working in partnership with Barnet and Southgate College will bring increased access for the local community to the library stocks and other resources of the partners. The college will benefit from a wider range of people coming onto campus and a well-resourced public library for its students, which caters to both their study and leisure needs. A key priority for libraries will be to raise their profile so that they are able to work with other partners to improve local democracy, health and wellbeing, learning and public access to services.
- 4.13 Barnet and Southgate College's new Learning Disabilities building (LLDD) based at the Southgate Campus in Enfield provides a new and improved learning environment for disabled students and those with learning difficulties. It is the first purpose built centre to provide specialist education facilities which are totally dedicated to the specific needs of the students with learning disabilities and the provision includes an element of support for young adults with autism. This facility is across the road from the Minchenden Complex and will enable partnership working and sharing of good practice to help further enhance provision.
- 4.14 To this end the Council in partnership with Barnet & Southgate College and another provider will seek to bring forward an ambitious plan to underpin a full lifecycle proposal for autism within Southgate. The Council as provider will educate students with autistic need from the ages of 14-18, the College's provision is then an option to support the subsequent age range with lifecycle skills, progression to independent living, and potentially higher education. Finally, a dedicated unit with highly specialised support infrastructure including day care units and overnight stay provide support to those requiring highly specialist therapeutic support and greater pathways

to independent living from early adulthood, which will enable students to progress to employment, supported employment, further or higher education, or independent living.

Fig6 – Southgate Autistic Proposal (Tri- Party Provision Model)



5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 Not trying to acquire the Minchenden Complex is considered a lost opportunity to add flexibility to the education portfolio and reduce the long term revenue liability burden of the Council.
- 5.2 Officers have considered using other education facilities owned by the Council for expansion to try and increase the number of forms of entry. Many of these are too small and on difficult sites and some sites were earmarked for other types of development. Several sites not in the Council's ownership were also considered, but many of these were too costly given their residential potential or the land owner was unwilling to enter into formal discussions with the Council.
- 5.3 Officers have considered the use of this site to assist in the delivery of primary pupil places; however when considered the site itself is not suitable for primary school nor are the properties located within. The outdoor play space is not adequate and the use of only the ground floor of the Farbey building could be considered – however the space is limited as there is no DDA compliance within the building with varying levels and floor heights.
- 5.4 Keep the status quo and secure costly out of borough places for approximately 120 pupils over the next six years.

6. REASONS FOR RECOMMENDATIONS

- 6.1 This is a rare opportunity in the Enfield property market. The acquisition will mean that there will be a sufficient supply of pupil places to match the anticipated demand within the Borough for several years to come.
- 6.2 This is the only viable site now available and possibly in the future that could support this type of need.
- 6.3 The acquisition of the Minchenden site will satisfy the requirements for space standards as set out within the guidance set by the Department for Education (BB103).
- 6.4 The outline Business Case set out within Part 2 of this report demonstrates that the funding arrangements for this project are achievable and the Council should explore further with higher level feasibility for each project.

7. KEY RISKS

- 7.1 **Failure to provide statutory places** resulting in possible legal action by 120 Enfield families resulting in a damaged reputation and failure to meet the needs of these residents,- Mitigated by scheme.
- 7.2 **Failure of DfE to allocate funding** for the SEN program or this specific scheme – Mitigated by scheme offering disposal options as additional ways to decrease the draw down on the councils capital program.
- 7.3 **Risk of current staff** objecting to change of location, which could result in an issue with staff retention – Mitigated by early consultation with staff during feasibility study
- 7.4 **Risk of costs rising** and value of disposal values falling.- Mitigated by monitoring and early identification at Capital Board of any possible issues
- 7.5 **Risk of delays** and additional costs as a result of demands of Historic England. Mitigated by consultation with body at feasibility stage to continue during design.
- 7.6 **Risk of issues with planning** application due to Heritage or other issues. To be mitigated by early consultation with planners plus a pre planning application.

See Part 2 for additional key risks

8. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

8.1 Financial Implications

See Part 2 Report

8.2 Legal Implications

- 8.2.1 The Children and Families Act 2014 places a duty on local authorities to keep education and care provision under review. A local authority must consider the extent to which the educational, training and social care provision it makes for children and young persons who have special educational needs or a disability is sufficient to meet the needs of those persons. A local authority is also required to make arrangements to secure any special educational provision specified for an individual child or young person.
- 8.2.2 Section 120 of the Local Government Act 1972 gives the Council a specific power to acquire property for the purpose of exercising its general functions as a local authority.
- 8.2.3 Section 1 of the Localism Act 2011 provides the Council with a general power of competence to do anything which an individual generally may do.
- 8.2.4 The contract for the acquisition of the site will need to be in a form agreed by the Assistant Director (Legal Services and Governance) and due diligence carried out on the seller's title.

8.3 Property Implications

- 8.3.1 As embedded in this report.
- 8.3.2 External consultants (Bilfinger GVA) have undertaken valuations that estimate the market value of the land and buildings at the Minchenden Complex. These valuations state the maximum that should be paid for the freehold interest in the land.
- 8.3.3 The Council is of the opinion that the acquisition is in line with the Council Property Procedure Rules and the Council have obtained best value under s20 of the LGA (1972); thus the valuation received confirms the price offered for the land.
- 8.3.4 Once acquired the site will need to be made secure with enhanced security provision which will include the provision of a rapid response 24hr on call team, CCTV and the Council may look to employ a 'Guardian Company' to secure the Mansion House until a time when appropriate when wider plans come to the forefront.
- 8.3.5 A full condition survey has been carried out by the Corporate Maintenance and Construction Team and suggests that there is a repairing liability if the buildings were to be used in the current state, however as the Farbey building will be reused and stripped out to a new specification all the liabilities will be absorbed into the cost of transforming the Farbey building.

- 8.3.6 The Mansion House also known as Southgate House will require immediate repairs to make it air and watertight for the interim as this is one of the historic buildings within Enfield dating from about 1780. The plaque near the front door records its occupation by Baron Lawrence (who relieved the siege of Delhi) from 1861 until his appointment as the first Governor-General of India in 1864.
- 8.3.7 As part of the refurbishment and remodelling of the Farbey Building, any services serving both buildings will have to be separated and a full asbestos survey will have to be undertaken.
- 8.3.8 The transaction is exempt from VAT, but will have Stamp Duty Land Tax implications.
- 8.3.9 A full handover of the site together with instructions and operating manuals for the site on completion must take place with the responsible Property Officer to ensure a smooth transition.
- 8.3.10 The Minchenden Complex will also have to be put onto the Council's Corporate Insurance register and a full rebuilding cost will have to be divulged to the Council Insurance section.

9. PERFORMANCE MANAGEMENT IMPLICATIONS

The purchase of The School Site will assist in the delivery of the Council's education policy and improvement action being taken for this provision. There will be the provision of the projected and current requirements for school places within the Autistic spectrum, for young people across the Borough

10. EQUALITIES IMPACT ASSESSMENT

The proposed purchase will not cause a change to policy or service delivery and therefore an equalities impact assessment is not considered necessary.

11. PUBLIC HEALTH IMPLICATIONS

In the short term after acquisition, the school site will need to be made secure including any buildings. All health and safety precautions should be undertaken by the contractor, including eventual disposal.

In the longer term the School will deliver through efficiencies and secure by design, a safe and secure environment to educate the young persons of Enfield.

12. IMPACT ON COUNCIL PRIORITIES

12.1 Fairness for All

The purchase of the land and additional parcels will increase flexibility in the education portfolio and will provide additional special provision school places which serve the entire Borough

12.2 Growth and Sustainability

The purchase of the land will lead to increased flexibility of the education portfolio and service demand for pupil places for years to come. This proposal will also provide additional school places in a sector of the community of high demand. The places will increase the numbers of pupils and parents being assisted

12.3 Strong Communities

Improving educational outcomes assists in the creation of a stronger community,

The school places will be offered to the young people of Enfield who need them from all wards.

The accommodation will incorporate, where possible the potential to be used outside the normal school day by the community

The new facility will relieve the pressure across the Borough's community schools where some of these pupils are currently accommodated.

13. HR IMPLICATIONS

13.1 Delivering this school development scheme within the tight time constraints together with various other complex projects and schemes in the pipeline will require additional resources, initially will be met from within existing sources, however specialist areas where delivery is concerned may need to be met from external sources.

13.2 As the projects(s) evolve there will be a requirement at different stages for further skill sets to complete various tasks, this could be achieved either through the Strategic Partnership Co-Sourcing agreement or through another short term agreement.

BACKGROUND PAPERS

None.

Appendix 1- SITE PLAN

Appendix 2 – Draft Agreement for Lease (Confidential) – refer to Part 2 report.

Appendix 3 – Southgate House

