

Capita)

From: [redacted]@gmail.com>
Sent: 25 January, 2016 4:24 PM
To: [redacted]
Subject: Re: Stanford in the Vale School - End User Update

Thanks [redacted] for your message just before Christmas.

At present the Neighbourhood Plan Steering Committee (NPSC) is drafting the NP and as you know the future of the School is very relevant to its completion.

Any new timescale would be appreciated.

sincerely, [redacted]

On Fri, Dec 18, 2015 at 4:34 PM, [redacted] (Capita) [redacted] <[\[redacted\]@capita.co.uk](mailto:[redacted]@capita.co.uk)> wrote:

Good afternoon [redacted]

Firstly I would like to apologise for the radio silence over the past number of weeks since we last met. As you rightly note in a recent email, there has been a lot of activity on site from various parties who have, on our behalf, been surveying and gathering information to help with our feasibility study.

As discussed when we first met, this first stage of the OCC project process is fundamentally a feasibility study. As the survey information has become available, the options in relation to the expansion of the school on its current site have come into sharper focus.

To date, our study has looked at a considerable list of the legal and physical complications relating to the expansion of the school. Over the past few weeks we have met with the OCC client and provided a summary of our initial and further findings to enable them to take any strategic decisions necessary relating to the Statutory Basic Need for additional pupil places.

We have not yet completed our stage 1 (feasibility) process or provided the OCC client with any formal report documenting our findings. I therefore cannot yet provide you any further reassurance other than to say we are continuing to work to find a way of delivering the required additional spaces. This is a multifaceted project with many intricate legal complexities and further compounding issues relating to the physical infrastructure of the proposals, layout of the site and adjacent land.

I am sorry that I cannot provide any firm conclusions at this time. It is my intention to contact you early in the new year to arrange a review meeting where the feasibility findings can be presented and discussed with you in greater detail.

I hope you have a relaxing break. Wishing you a very happy Christmas.

Kind Regards,



Project Management

CAPITA

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From: [REDACTED]@carillionplc.com

Sent: 08 January 2016 15:13

To: [REDACTED] (Capita)

Cc: [REDACTED]

Subject: RE: Stanford in the Vale

Hi [REDACTED],

Sorry for not responding earlier but Carillion had problems with their main server this morning and we could not send or receive emails. We did however have the opportunity to meet yesterday and discuss the points raised in your email (below) but they are consistent with ensuring a feasibility report considers and informs on all sensible options for expanding the school. The Partnership Agreement creates the opportunity for Estates and Strategy and other teams to all input into the options at an early stage which is particularly useful when there are a number of site constraints as in this case. This helps ensure OCC can make a decision from an informed position.

As discussed yesterday, please can you aim to have the final report issued by Fri 22nd Jan as we are under time pressure to go back to the school and all the options appear to have challenges.

Best regards

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Mobile: [REDACTED]@carillionplc.com

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From: [REDACTED] (Capita) [mailto:[REDACTED]]@capita.co.uk

Sent: 07 January 2016 16:34

To: [REDACTED]@carillionplc.com>

Cc: [REDACTED]

Subject: RE: Stanford in the Vale

Importance: High

Good afternoon [REDACTED]

Thank you for your email. I am glad that you found the considerable information provided to date of use, albeit not in a single report. I have some concerns regarding your further requests:

- The new potential option you have described regarding Compulsory Purchase of the adjoining land is an option that would need to be investigated by the Estates And Strategy team. I am not particularly familiar with The Act (attached) however an initial review indicates that any proposed compulsory purchase would require considerable legal work, consultation and preparation. This work did not form part of our original commission and would therefore require additional formal instruction to be undertaken. This work would then need to be completed by the Estates and Strategy team (SS3).
- The noted and considerable site constraints (email thread attached) could still remain following any compulsory purchase. The covenants relating to the proposed new land are unknown and could be equally onerous and constrictive. It is recommended that a search is conducted relating to this land to confirm what covenants, if any, exist and how restrictive they could be to any proposed future development.
- Budget costs have not yet been developed for any proposal as the aforementioned site constraints have precluded a finalised design being consulted and completed with the end user.
- The Transactional Estates team (along with the Corporate Landlord) should be in a position to confirm approximate valuations for the existing school site and the proposed land for purchase.

It is worth noting that all of the above information is generally not provided by the SS1+2 Capital Project design teams and should, in fact, be provided as part of the stage 0b documentation provided at commission into stage 1 feasibility. As you will know, I have written to the end user (also attached) and I am keen to arrange a meeting with them when possible to set expectations. I would therefore be grateful if you could consider the above concerns and provide response/guidance regarding how you wish to move forward.

Kind Regards,

Project Management
CAPITA

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From: [redacted]@carillionplc.com]

Sent: 07 January 2016 12:32

To: [redacted]

Cc: [redacted]

Subject: Stanford in the Vale

Hi [redacted]

[redacted] and myself meet this morning to review the status of the feasibility study for expanding the primary school at Stanford in the Vale. There have been a number of emails and documents sent over the recent months which have covered various aspects including planning, land and legal. All of them have contained very

useful information however we found it difficult to reach a conclusion as there is not a single report which pulls all this information together under the various options. In addition there are no budget costs.

The site constraints are clearly challenging but there should be a viable option for expanding the school. The meeting identified a new potential option which is to acquire the private land between the Millennium Green and the school sports field by compulsory purchase order. It would be helpful to understand the potential cost with such an option and timescales. In addition an indication of the land value for the existing school site would be useful to understand if moving the school to a new site is a viable option as this should be considered as an option.

Please can you pull the report together with the two further options and don't hesitate to contact me to discuss the above.

Best regards

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