

CONSULTATION PAPER

King Edward VI Community College

Be involved in the future of King Edward VI Community College

We are delighted to share with you some exciting plans for the future of our school.

KEVICCs has long been a popular and successful secondary school and plays an integral part in the local community. Its accommodation and site has grown organically over time, as and when resources have been available and as student numbers have grown.

However, numbers at the College have stabilised over the last few years and this provides an opportunity for the Governing Body to re-evaluate and rationalise the whole of the existing campus, to create the best possible learning environment for existing and future students as well as provide the community with access to facilities and a College they can be proud of.

As part of this process the Governing Body has developed a long term vision for the College site and proposals for how it may look in the future. **We would value your feedback on these proposals.**

This consultation paper is made up of the following sections:

- The College Vision for its site
- Assessment of College Land Need – this considers the areas of College land that are surplus to requirements and could be sold to raise much needed funding to improve the remaining buildings and facilities
- Development Aims of the College – an assessment of how any capital receipt could be invested in the Campus to improve facilities for students and the local community
- The Consultation Process and Response Form

Ordinarily we would have shared the plans with you in person but with the ongoing pandemic and the need to maintain social distancing we intend to carry out a full consultation by mail and online.

Within these pages you will find an outline of the proposals and a response form to complete, to give us your thoughts on these. All of the information you will need is within this document and is also available from the school's website. If you wish to comment on the proposals, we encourage you to complete the online response form found here: https://forms.office.com/r/DnYXeF0pyN, although there is a hard copy of the questionnaire at the end of this report that you can post back to us if you prefer.

In the various sections of the Consultation website and document you will find descriptions of the proposals and how we think they will improve aspects of the College as well as how they will support the local community. There are plans, drawings and images to provide you with a good understanding of what the College hopes to achieve and how these improvements will benefit students and the wider community.

This consultation will run for six weeks from 14th June 2021; this means the closing date for any responses is 26th July 2021. We look forward to hearing from you on our exciting proposals.

Yours sincerely

[redacted]
Principal

[redacted]
Chair of Governors

Contents

1. Executive Summary 4

2. The College Vision for its Site 5

- To create a single site school, that enables best value deployment of all College resources 5
- To create an outstanding environment with learning spaces that... 5
- Provide excellent sporting facilities, that can support physical education for students and wider participation by members of the local community 5
- To create a safe and secure environment for our students 6

3. Assessment of College Land Need and Areas Surplus to Requirements 7

3.1 Description of Areas of Land identified as Surplus and Considered for Disposal 10

4. Devlopment Aims 12

Assessment of Need for Investment in the Remaining Redworth Site 12

4.1 Improvements to Existing Accommodation 13

4.2 Enhancement of Sporting Facilities 15

4.3 New, Modern, Dedicated Sixth Form Block 17

4.4 Enhancements to the External Areas and social spaces 18

4.5 Improvements to Site Security and Safeguarding 20

5. Conclusion 23

6. What happens next? 24

7. Have your say 25

APPENDIX 1: The Future of KEVICCs - Consultation Response Form 26

APPENDIX 2: Spatial Framework Design 30

1. Executive Summary

KEVICC's strategic objectives for the next few years can be summarised in these three intentions.

1. KEVICC will be the school of choice in Totnes and our local area.
2. We will invest in first class facilities.
3. The education we provide will be excellent and always improving.

1. School of choice

'Comprehensive' and 'inclusive' are key words in our ethos. We believe that KEVICC should meet all the needs of all the young people in our catchment area. Our intention is to make it unusual for students from our catchment to travel out of the area for their secondary education. OFSTED's recognition that we are a good school in June 2019 was welcome confirmation that we are on the right track. We will continue to build from this sound foundation.

2. First class facilities

We must accept that many of our buildings are showing their age. To achieve our objectives we need better classrooms, better equipped. The recent improvements to our Science labs demonstrate the impact that improved facilities can have. We are actively reviewing the College's estate and identifying ways that we can optimise its use to help our students to flourish.

3. Excellent and improving provision

The staff have a great deal to be proud of. Our students are achieving better results each year. These statistics back up OFSTED's judgment of the school, and the trend in recent years has been positive on all measures. The Governing Board is even more proud of the restless and relentless drive to improve, demonstrated by the staff and their leadership. With better facilities, the efforts of the students and staff have a better chance of coming to fruition.

A Spatial Framework Design has been developed to help realise this aspiration (see Appendix 2 for the full details) with a proposal for the College to dispose of surplus assets and use potential receipts to reinvest in the College's retained site and facilities.

Seven parcels of land are being considered for disposal and the receipt from the sales would be invested in the following priority areas:

- Improvement to existing teaching accommodation to create a fit for purpose learning environment
- Enhancement of sporting facilities on the Redworth site
- New, modern dedicated Sixth Form block
- Enhancements to the external recreational areas and social spaces of the Redworth site
- Improvements to site access & transport route to improve site security and safeguarding

The total cost of these priority works has been estimated in excess of **£7m**. Funding of this level is unlikely to be provided by central government; the only way the College can generate the level of income to make these long-term improvements is to proceed with the disposal of the identified surplus assets. At the same time, this will also reduce the ongoing financial liability and burden of these unused assets.

The main objective of the Spatial Framework Design and the implementation of these proposals is to improve the learning environment at KEVICCs and to secure its future as a leading educational establishment.

2. The College Vision for its Site

The Governing Body believes that the young people of Totnes should learn in an inspirational environment that provides state-of-the-art, flexible and adaptable facilities; that embrace the use of new technologies, and meet the broad needs of a comprehensive, kind and inclusive school committed, to the absolute best for its students.

We also want to involve our community in the life of our College because we know that the more people that come through our doors, the more people will engage with, and invest in, the success of our College. We also believe that by providing excellent facilities that are accessible to the wider community, we not only benefit the College and students who attend here but also contribute to the success of Totnes and the wider area as a whole.

There are compelling educational and economic reasons to rationalise the learning environment by concentrating main activities in a smaller area, and the vision of a medium-sized comprehensive College, that serves its local communities, does not necessitate continued long-term use by the College of all of its current land.

Our vision for the use of the College site reflects the College's values and our vision. We will seek to make decisions about the College site based on these, mindful both of our duty to secure use of the land that represents best value for the College and its students, and our commitment to the very best for students currently at the College and those who will come here in future.

We will engage, throughout this process, with transparency and honesty with our partners and our community. This will enable us to get the very best outcome for our students, our College and the wider community. We will work with the stakeholders in our community to secure the very best for the young people who attend and will attend our school. Our vision for the College site is:

To create a single site school, that enables best value deployment of all College resources

I. We need facilities that are as efficient as possible in their use of physical resources, with particular attention to maintenance, durability and running costs.

II. Running provision on separate sites requires significant additional expenditure that far outweighs any extra financial income or educational value. We are committed as a College to maximising the impact of the money we spend in a time of sustained budgetary pressure.

III. Running provision on separate sites creates significant logistical pressures around timetabling, movement of students and efficient use of staffing resources.

IV. Whilst Post-16 students enjoy the feeling of difference from being at Redworth House, we believe we can retain the benefits of the Sixth Form's unique atmosphere and ethos whilst providing modern, distinct, social and study facilities as part of a single site, a common model locally and nationally for schools with Post-16 provision.

To create an outstanding environment with learning spaces that…

I. Always meet basic human needs in terms of temperature, light and comfort

II. Enable teaching and learning being delivered to be visible and shared

III. Enable colleagues to work collaboratively on both a planned and ad hoc basis

IV. Are flexible and can meet the needs of different groups in terms of size and level of study

V. Enable a blend of formal instruction and informal study, and anticipate the use of new technologies

VI. Are flexible and wherever possible, multi-use (this includes outdoor spaces).

Provide excellent sporting facilities that can support physical education for students and wider participation by members of the local community

I. Rationalise facilities on one site to enable safer, better and more efficient use

II. Provide well drained, usable sports pitches

throughout the year

III. Provide modern, fit for purpose changing facilities

IV. Provide facilities for a wider range of sports, thereby encouraging wider participation in physical activity

V. Enable community use of the facilities while keeping students safe at all times

To create a safe and secure environment for our students

I. Students should have access to excellent facilities during their break and lunch to enable them to relax safely. This should include access to excellent catering and toilet facilities, areas to read or study quietly, and areas to enjoy safely outside and during poor weather.

II. These facilities should be safe, and should therefore be designed with ease of adult supervision and oversight in mind, including outdoor and indoor areas and in line with concepts of passive and informal supervision.

III. The College environment should be designed to facilitate the highest standards of safeguarding for students, including particular emphasis on adults visiting and accessing the school site during the school day.

We believe that the best way to achieve this vision is by following the proposals set out in this document.

3. Assessment of College Land Need and Areas Surplus to Requirements

The first part of the College's Strategic Plan was to assess what physical accommodation and site is needed for the College now and in the future. The KEVICC school site has evolved over time with the accommodation currently split across several sites, on opposite sides of the busy A385, which creates significant problems for the College with timetabling, pupil safety, accessibility, and the security of its premises. The number of pupils attending the College has reduced from 1850 to 1000 over the last decade and is expected to remain at the lower number for the foreseeable future. Work with the Local Education Authority around numbers attending local primary schools supports our analysis that the long term need is for a secondary school of the current size.

As most local people are aware, as its roll has fallen, the College has taken accommodation/buildings out of use. Areas no longer used include the Lower School building on the Elmhirst site, which is no longer fit for purpose. The school has also restricted use of playing fields on the Elmhirst site which have ongoing problems with poor changing facilities and poor drainage, particularly during the winter months.

To effectively manage the situation and plan for the future, the Governing Body has developed a long term strategic plan for the College which realises the school vision and meets the needs of students now and in the future.

A detailed analysis of the College's accommodation has been undertaken to identify these needs. We have considered the curriculum needs of the College (how many students are likely to be taking specific subjects) and what is required for the number of pupils attending, according to the Department for Education's (DfE) recommendations and guidelines. Using the DfE calculations and assumptions for the maximum spaces needed, the assessment clearly demonstrates a current excess in both accommodation and site area. This also matches with the College's own, internal, assessment of classroom and curriculum need.

Funding is unlikely to be provided by central government at the scale needed to make the improvements the College sees as being necessary to support it in realising its vision. Therefore the College is considering disposing of the parts of the school site that have been identified as surplus to requirements as a way of raising the significant amount of capital funding needed to improve the remaining school accommodation and facilities. Stringent and statutory checks are in place to ensure that any proposed disposals do not place the College at a disadvantage, examples of these checks and balances are:

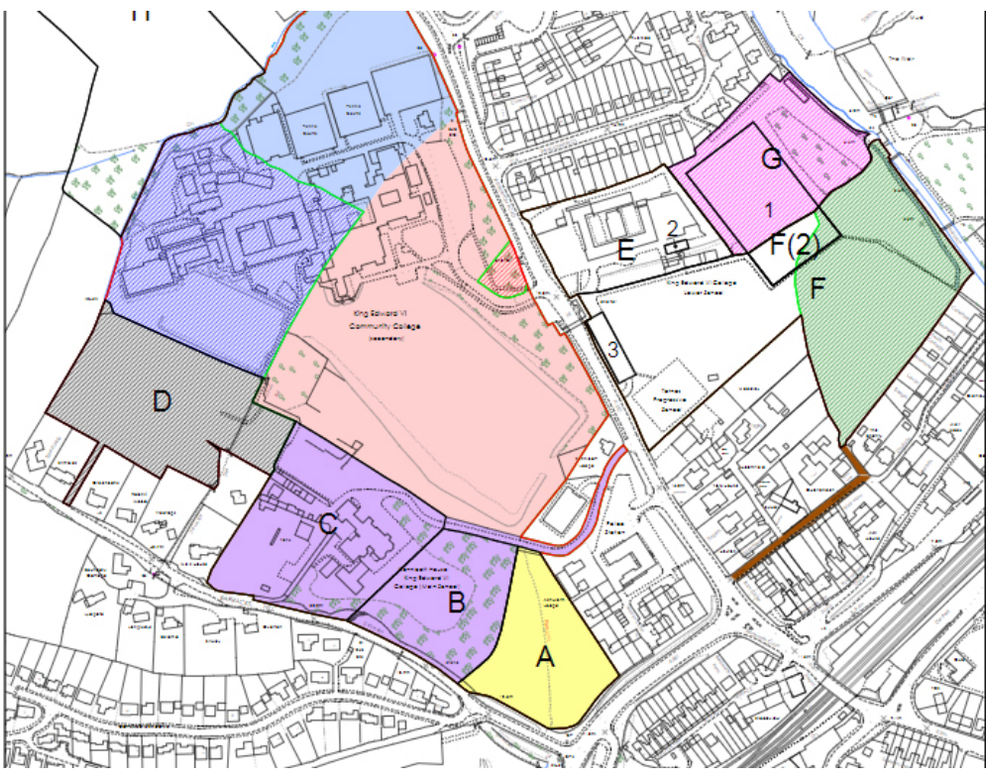
- All applications to dispose of land owned by the College must be submitted to the Secretary of State for Education for approval, they will ensure that the College still has sufficient site and accommodation to serve the number of pupils on roll now and in the future (this is the process we are starting with this consultation).
- Disposals cannot proceed without the Secretary of State's approval.
- The Secretary of State will ensure that all receipts are reinvested back into the school buildings and sporting facilities (receipts cannot, for example, be used to support staffing or other ongoing costs).
- As part of the approval process, the College is required to consult with its pupils, staff and local community. The College will be collating responses to this consultation and will use them to inform the final disposal applications submitted to the Secretary of State for approval.

The process we are currently going through is part of the process of applying for the Secretary of State's approval to sell the areas of land identified. If permission is given and the land is sold then any plans for the land will, if required, also need to go through the usual planning process; during this separate process you will also be able to comment on any proposals put forward to the planning authority (South Hams District Council).

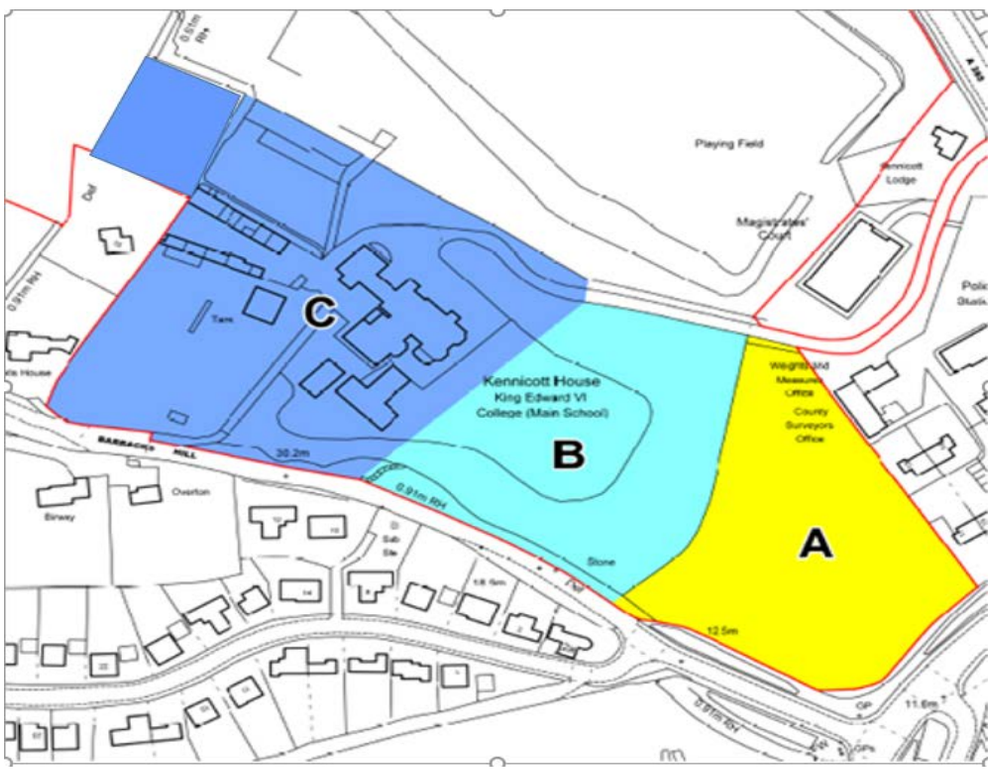
Disposing of surplus assets will also enable the College to reduce its financial liabilities and responsibilities. Whilst not in use, these assets continue to pose security and health & safety risks to the College and local community. As an example, the condition of the Elmhirst site continues to deteriorate and would require significant investment to bring it back into service by the College. Ensuring that it is kept secured is also an on-going financial cost to the College. These resources would be better used to facilitate teaching and learning on the Redworth site.

As part of the spatial review, seven parcels of land, including buildings, were identified for possible disposal and are identified as Areas A to G on plans 1, 2 and 3 below:

Plan 1 – overall map of College grounds and different plots of land



Plan 2 – Redworth Site: more detailed map of Areas A, B, and C



Plan 3 – Elmhirst Site: more detailed plan of areas E, F and G



3.1 Description of Areas of Land Identified as Surplus and Considered for Disposal

AREA	SIZE (HECTARES)	CURRENT USE	DISPOSAL YES/NO	COMMENTS
A. The Sheep Field	0.824	The area is over-grown and not used by the College at all	Yes	
B. Redworth House Gardens	0.86	Recreational area for Sixth Form only	Yes This area is being considered for disposal subject to discussions with Devon County Council.	Consideration needs to be given to ecological challenges as there are substantial trees surrounding the site.
C. Redworth House	1.5	Sixth Form centre	Yes This area is being considered for disposal subject to discussions with Devon County Council.	Redworth House is a Victorian residential property used to accommodate the Sixth Form. Despite its character and charm the building is not an effective learning environment and requires significant investment (at least £500,000 over the next 3 years) to maintain the building safely without improving the quality of the current learning spaces. Recognising its limitations as a learning environment the most viable option was to include this asset as a disposal, and reinvest a significant part of the receipt in to re-providing a new dedicated block for post 16 pupils.
D. Junior Sports Pitch	1.43	Used as sports pitch by College	No	Due to access issues to the area and the fact that this is a designated sports pitch the proposal is that this area remains as a sports pitch used by the College.
E. Lower School Building, (Elmhirst Site)	0.91	The building is not currently used by the College	Yes	This building is in a state of significant disrepair and would need considerable investment (at least £1.25 million) to bring it back into safe use, without improving the quality of the current learning spaces.
F1. Part Lower School Field	1.3	Currently a green space used by the College weather permitting	Yes	Issues regarding removal of Open Space, Public Access, and Sport England challenges, will trigger the need to potentially re-provide a sports pitch on the main Redworth Campus to compensate for the loss of a sports pitch here.

AREA	SIZE (HECTARES)	CURRENT USE	DISPOSAL YES/NO	COMMENTS
F2 & G. Part Lower School Field & All Weather Pitch	2.8	This is the area of the lower school site currently used for the All Weather Pitch site (mainly G in Plan 1), a rugby/ football pitch and some extra green-field, open space.	No	Part of this land (all of F2 and a small section on G) is owned by the Dart Valley Learning Trust (in Trust for the College) with the remaining part leased by the College on long-term lease from the Dartington Estate. This area is not being considered for development and the proposal is to retain this area under College ownership, but to seek proposals from local groups to establish community use arrangements with a view to managing this area as a new community asset, available to be used both in the College day and at evenings and weekends. Developments elsewhere may trigger a need to relocate some car parking and changing facilities to this location to facilitate its use as a community asset.

Only the Area identified as F1 in Plan 3 is being considered for disposal. Areas F2 and G would be retained by KEVICC.

The College is at the heart of the community and is aware of local needs and concerns. In particular we are conscious of the sensitivity and strong feelings that exist around the disposal of the area marked F1, F2 and G on Plan 3. Although this whole area, along with the rest of the KEVICC site, is already identified in the South Hams Local Plan as allocated for housing development, we are conscious of a desire within the community to have increased open space available for recreation. Therefore, the College is considering only disposing of the portion of this area nearest to the main road for development (shown as F1 in Plan 3), with the rest (F2 and G) being retained as a playing field. The retained area would still be surplus to the College's requirements and its location would make it problematic for the College to access, own and manage.

The majority of Area G is currently leased from the Dartington Trust and is the location of the existing All Weather Pitch (AWP). This facility is already managed under a community use agreement and we see this proposal as an opportunity to increase the availability of this asset to the community, for instance in the College day.

Therefore, the College would like to explore the option for these areas to be taken on and managed by a local community group(s). This is something that the College would welcome expressions of interest and further discussions about; there is an opportunity in the Consultation Response Form for groups or individuals to indicate if this is something that they would be interested in discussing further.

The disposals are expected to raise significant capital funding for reinvestment in the remaining school estate. The aim is to use this capital funding to create modern and efficient learning environments for current and future pupils. The investment will allow the College to address existing shortfalls and improve poor condition accommodation as well as develop new, modern facilities for pupils and the local community

4. Development Aims

Assessment of Need for Investment in the Remaining Redworth Site

The second part of the Strategic Plan is to consider how any capital receipt from the disposals could be invested in the College facilities for the benefit of its pupils and the local community. To facilitate this assessment, the College has developed a Spatial Framework Design that sets out the main areas of change and/or development. This Framework is attached as APPENDIX 2.

As part of the review to inform its strategic plan, the College completed a full appraisal of its existing accommodation; looking at existing curriculum strengths as well as the curriculum areas that are not currently being delivered. In our last inspection by Ofsted in June 2019 the College was rated as Good and there was praise for the progress the College had made in improving 'behaviour and teaching and learning'. However, an area for improvement was to instil a desire *'so that pupils show pride in their work and eagerness to succeed more often'*. Creating a stimulating and effective learning environment is a key component to improving pupil's engagement and pride.

The strategic appraisal of need has identified the following as the main priorities for investment from the capital receipt:

- Improvements to Existing Accommodation
- Enhancement of Sporting Facilities including:
  - New All Weather Pitch (Football)
  - New Changing Facilities on the Redworth Site
  - Improved drainage to the Redworth Field
  - Refurbishment of Redworth Gym/Sports Hall
  - Retention of Existing All Weather Pitch – Elmhirst Site (Hockey)
- New, Modern Dedicated Sixth Form Block
- Enhancements to The External Enviroment of the Site including:
  - Removal of Poor Condition Mobile Classrooms
  - New Street Scene and External Auditorium
  - New Canopies to Extend Use of External Spaces
- Improvements To Site Security, Access and Safeguarding

Each of these areas are considered in depth in the next sections.

The expected cost of all of these improvements is in the region of **£7million**. The only way the College can source this level of funding is to proceed with the disposal of surplus land. The more land that can be disposed of and the greater value that can be achieved from any sale, the more enhancements and improvements can be delivered for the benefit of pupils and the local community.

4.1 Improvements to Existing Accommodation

Local Government funding for school condition works (this generally covers the type of large scale replacement and improvement works required) has reduced significantly over the last few years and many large secondary schools struggle to access the funding needed to maintain and improve their buildings. The latest KEVICC condition survey for the Redworth and Kennicott sites lists remedial works of over £2.6 million being required in the next 2 years to keep the site in its current state and meeting all legal and health & safety standards, this is highly unlikely to be found through the usual school funding streams. With limited funding available the College and Local Authority has to prioritise urgent health & safety work which means many other maintenance issues are not addressed.

The capital receipt from the proposed disposal of land provides an opportunity for the College to address nearly all of the historic condition issues and removes significant ongoing financial liabilities in the form of old building stock . As the principal secondary school in Totnes, it is important for the College to ensure its accommodation is fit for purpose, meets government recommendations, and provides an inspirational learning environment for students.

The College's last condition survey was completed in 2020 and identifies several areas in need of significant investment. These include:

- The replacement of roof areas for the main building, Redworth Building and the gymnasium to address life expired flat roofs, failing pitched roofs, slipped tiles, and failed concrete roof tiles (circa £480,000) see pictures right:







- The replacement of rotting timber frames doors and windows with double glazed units
- The upgrade of toilet facilities which require urgent refurbishment
- The refurbishment of Design Technology, Art and ICT rooms
- The replacement of floor coverings throughout, prioritising those that are causing immediate trip hazards (circa £400,000)





- Urgent redecoration of external elevations to preserve the fabric of the buildings



- improvements and upgrading of the electrical components
- Urgent resurfacing is required throughout the site to uneven tarmac roads, paths and play surfaces, to eliminate trip hazards and improve the accessibility of the site (circa £260,000)

The capital receipt from the proposed disposals provides an opportunity to address the majority of these issues, to create a safe and effective learning environment, ensuring the College continues to be a destination of choice for pupils and parents.

In addition, where possible, the College would seek to use efficient, sustainable solutions which have minimal impact on the environment and will minimise ongoing maintenance/liability costs.

Principal's statement:

"The refurbishment of our science classrooms four years ago provided us with a great insight into how dedicated, well-equipped, inspirational spaces can help us develop the curriculum and improve student outcomes. Being able to do this across the whole site will have a huge impact on how we are able to provide the very best for the children of Totnes and the surrounding area."

4.2 Enhancement of Sporting Facilities

Including:

- New All Weather Pitch (Football)
- New Changing Facilities on the Redworth Site
- Improved Drainage to Redworth Field
- Refurbishment of Redworth Gym/Sports Hall
- Retention of Existing All Weather Pitch - Elmhirst Site (Hockey)

Problems with the existing sports pitches at the College are well recognised locally and cited in the local Playing Pitch Strategy. Issues include poor drainage, poor access, and lack of adequate changing facilities. As part of the Strategic Plan, the Governing Body propose to use part of the capital receipt to improve sporting facilities for current and future pupils, and the local community.

The first improvement will be the provision of a new All Weather Pitch (AWP) to be located in the north east corner of the site on existing parking and hard court areas. This AWP will replace the loss of the grass playing pitch on the Elmhirst site and will be primarily designed for football. An extra pitch on the main campus will enable the College to increase its current sport offer, as a pitch with a synthetic surface extends the opportunity for pitch based games to be played throughout the year. The AWP location within the main school campus will reduce the loss of valuable time currently spent escorting pupils to the hockey AWP on the Elmhirst site, and will allow students access to the facility for less formal games during their recreational time. This will reduce the significant health & safety risk of crossing the busy A385 and will improve access for those with mobility issues who want to use the AWP, as current access is via the bridge.

The new AWP will be the Sport England recommended size for football (102m x 63m) and will be fully accessible. This pitch will be in addition to the hockey AWP that will be retained on the Elmhirst site and so will significantly increase the availability of all weather, all year round sport provision significantly in the local area.

This proposal has been developed in consultation with South Hams Planning Department. The current local Playing Pitch Strategy (covering South Hams) identifies the need for additional all weather pitches in the area. Careful thought has been given as to where to place the new AWP. The proposed location adjacent to the car park provides easy access from the main entrance and does not compromise safeguarding boundaries within the site. The proposal for an AWP on the main Redworth campus, with off road parking and offering availability to the community outside of school hours, is supported by South Hams Planners and is in line with the current Playing Pitch Strategy.

The Governing Body has also identified the need to provide better changing facilities for both pupils and local sports and community groups. The proposal is to provide a new standalone changing facility adjacent to the new AWP on the Redworth site. This new changing facility will improve the provision for pupils and also makes the hiring of the AWP more attractive to external community groups. As the changing facilities are separated from the rest of the school buildings there are no concerns regarding security or unsupervised access to the rest of the school.

Looking at the other sporting facilities across the site and how they could be improved, the Governing Body proposes to use part of the receipt to address the drainage problems with the existing grass playing field on the Redworth site. This ongoing issue considerably limits the potential for the College and other community groups to use the field for large parts of the year. Improved drainage will enable the school and community groups to use the pitch even during the winter months which is currently not possible. Having access to an AWP on the Redworth site will also reduce the need to use the grass pitches, reducing the wear and tear on these meaning that when they are required they will be more likely to be usable.

The College intends to use any remaining funding to improve the existing gymnasium. This was originally constructed in 1935 and is in urgent need of updating to facilitate the growing curriculum in PE.

The improvements are idenitifed on the Spatial Framework design as:

7. New changing facility for public and club use, with direct access into AWP
8. New AWP with fencing, run off areas and lighting
9. New line of safeguarding for school. Assumed as

secure gate

10. Informal school viewing area

11. School access into AWP within line of new safeguarding







Principal's Statement

"Having access to excellent sporting facilities on one site will enable students to be able to use these facilities every day rather than only in dedicated PE lessons. New, fit for purpose changing rooms will also help students see how much we value physical activity and provide a better environment for all groups who use the facilities to benefit from.

For the community the addition of an artificial football pitch will provide an excellent facility that can be used throughout the year and encourage groups and teams to develop and grow. This will be an amazing addition to local sports facilities that will enable the local community access to a state of the art facility in the town."

4.3 New, Modern, Dedicated Sixth Form Block

As part of their long term strategic plan, the Governing Body propose to remove all the mobile classrooms on the main campus and develop the teaching spaces within the main blocks. The aim is for all teaching to be in permanent accommodation, which is fit for purpose and conducive to effective teaching and learning i.e. grouped in subjects to promote the sharing of resources and staff. Whilst there is an initial cost for demolishing the mobile classrooms, in the long term it will reduce the College's ongoing maintenance liability and it will free up space around the site for additional social and recreational areas for pupils (an identified need in the College).

To facilitate the removal of the mobiles and accommodate all teaching in permanent buildings, the College has identified a need for two additional science laboratories, an art room, up to five general teaching spaces, as well as the re-provision of Sixth Form communal areas following the disposal of Redworth House.

To address this, some of the capital receipt will be used to fund the building of a brand new purpose built Sixth Form Block at the heart of the campus. This block would provide dedicated communal, social and study space for sixth form pupils, additional teaching spaces and a large multi-functional space potentially for school and community use. It is an exciting opportunity to create a purpose built Sixth form, promote the College as a competitive post 16 provider, and provide excellent facilities for all those who attend.

The proposal is that the new Sixth Form Block will be constructed near the existing Ariel Building and the Reception of the Ariel Building will be reconfigured to provide a new Sixth Form access point. The **Spatial Framework Design** identifies the new Sixth Form areas in the plan top right:

5. Ariel Suite reconfigured to provide new dedicated 6th form facilities, with new entrance landscaping, new dedicated student entrance, new classrooms and private external courtyard.

Principal's Statement:

"Although Redworth House is much loved by students, it was not designed as an educational building. By creating a new dedicated 6th form space, our students will be able to enjoy an area that is designed with the Sixth Form in mind and access the much improved classroom spaces across the whole school site.

The building will also provide an excellent environment for all post-16 students who attend the college for the foreseeable future and will enable all students locally to attend a college with excellent facilities allowing them to best achieve their aims."







4.4 Enhancements to the External Areas and social spaces

Including:

- Removal of Poor Condition Mobile Classrooms
- New Street Scene and External Auditorium
- New Canopies to Extend Use of External Spaces

There are various mobile classrooms on the Redworth and the Sixth Form sites. These temporary buildings were brought in to help the College manage periods of rapid growth but they have remained in situ and the College continues to use them even though they are in poor condition and are not considered conducive to excellent teaching and learning. The mobiles have a limited lifespan, provide only a basic teaching layout and often have problems with heating and ventilation. They are standalone 'buildings' with no opportunity to create curriculum hubs or zones and whilst they can address an immediate need they are not a preferred long term solution. In the latest condition report carried out in 2020, many of the mobiles were noted as being in a 'tired condition' with several condition issues flagged up for addressing within the next 12 months, and many of the mobiles have been highlighted as requiring 'comprehensive refurbishment to preserve the integrity of the structure'. Other issues identified include failing roofs, expired cladding, rotting timber frames and health & safety risks from broken flooring causing trip hazards, and defective entrance doors which are warped or snag the floor, making them difficult to open, which could pose an issue in the event of a fire.

In the past, the College has evolved to meet demand, often in an ad hoc manner which has resulted in a lack of cohesion across the site. Mobile classrooms have been placed in areas where space has been easily available, often impacting on the access through the site, creating areas that are difficult to supervise and leading to the loss of external social and play space for pupils. The proposal is to remove all of the mobile classrooms which will significantly enhance the external space and openness of the site.

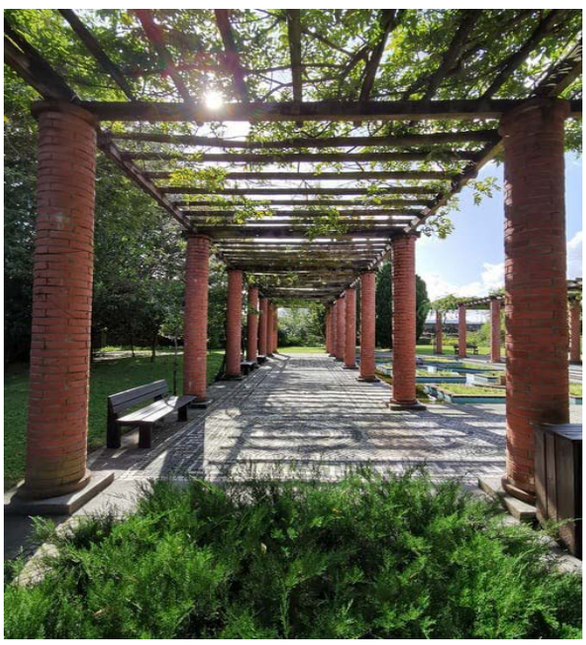
The importance of external recreational spaces for pupil wellbeing and behaviour is well documented by the DfE and currently the external social area for pupils is below the recommendations for a school of this size. The removal of the mobiles provides the College with an opportunity to address this shortfall and create new recreational areas, that are both stimulating and easier to supervise.

Following the removal of the mobiles, the Governing Body propose to re-assess the external areas and invest in landscaping the space. The vision is to provide a new external auditorium for outside teaching and performance, as well as a tree lined avenue/street space with shade and seating. The **Spatial Framework Design** indicates the areas that can be improved:



12. New external area landscaped to create high quality social spaces for students including pocket parks, conservation zones, formal and informal seating, and areas of shade with new trees - consider larger canopied areas for shelter throughout the year (rain & sun).
13. Auditorium style seating to provide opportunities for external teaching

These images opposite indicate how this area might look:





Principal's Statement:

"The site currently lacks high-quality social spaces and this limits what students can do and where they can go during their social time particularly during cold or wet weather; by opening up the space on site currently used by mobile classrooms we will be able to develop some inspirational social spaces for the students to enjoy. "This has amazing potential to support the students health and wellbeing and provide them with inspiring spaces to enjoy and value."

4.5 Improvements to Site Security and Safeguarding

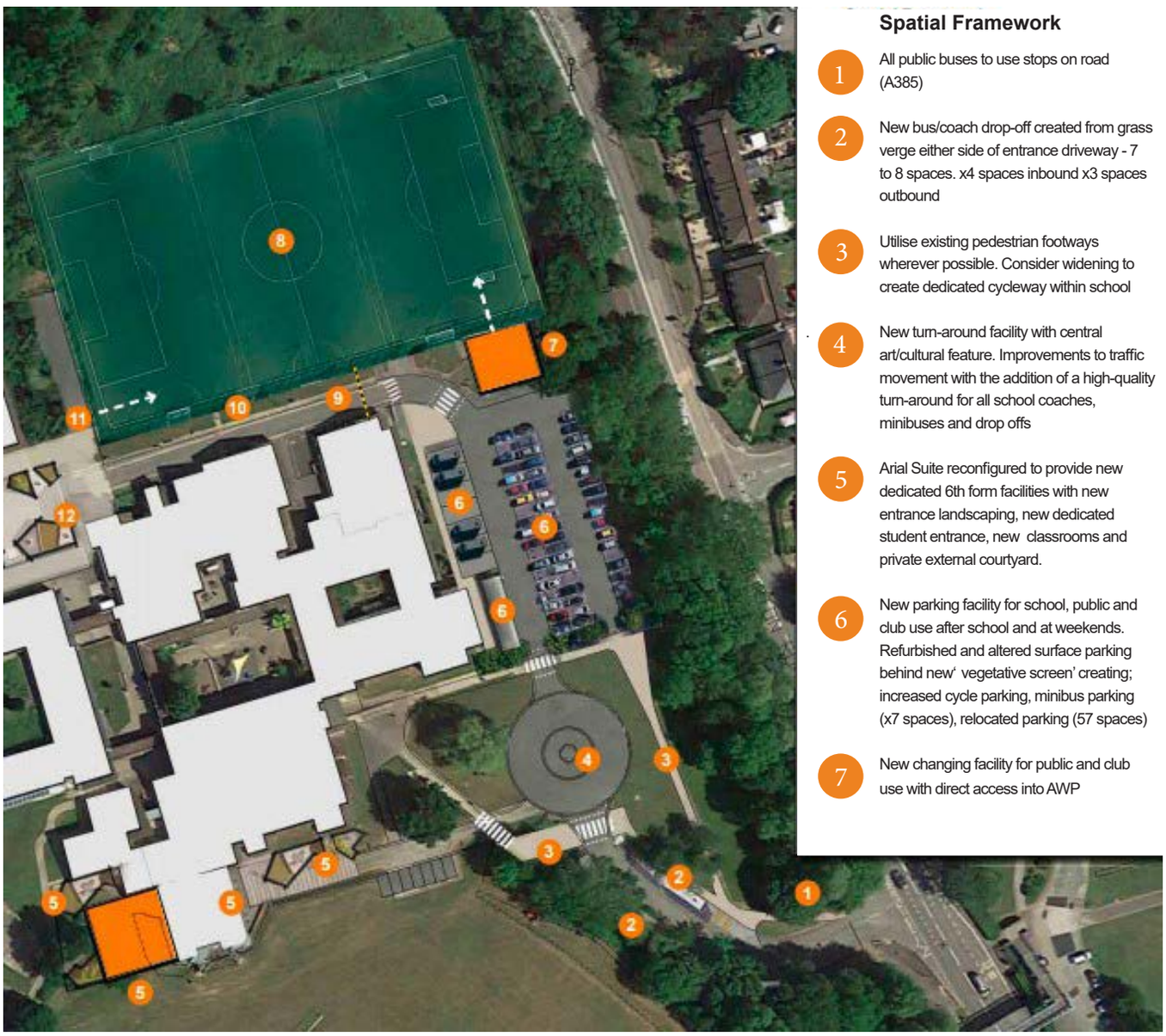
The investment would allow a complete re-configuration of the school entrance to improve traffic flow and the parking layout. This will considerably improve the site security and safety of students, and will address issues with the site's vehicular and pedestrian access. At present, the route to the main Reception is unclear with little distinction between vehicular and pedestrian access; this layout can be particularly problematic at drop off and pick up times due to the high number of vehicles which access the site, as a large number of pupils travel to school by coaches. The site is also very open with multiple access points which has raised concerns around site security, student safety and safeguarding on site.

Reconfiguring the layout requires significant investment and would not be possible through other sources of funding. These proposals would enable the College to make the entrance safer, easier to use and easier to manage. The key feature of the layout will be a secure boundary and safeguarding line, ensuring that pupils are unable to leave the site without approval, as well as ensuring unauthorised people are unable to access the site unsupervised. The front access would be reconfigured to provide a turning circle to improve the flow of traffic. This would reduce the risk of accidents, create dedicated drop off bays for school transport, provide secure cycle storage to promote and encourage more sustainable modes of transport, and provide a new, clearly sign posted, accessible route, directing visitors to the main Reception. This provides a better welcome for visitors to be greeted, signed in and supervised.

With the proposal to install an All Weather Pitch (AWP) at the top of the site (as orientated on the maps provided) there is an opportunity to clearly demarcate the use of the facilities by both the pupils and community groups. As part of the reconfiguration there will be an access point to the new AWP through the carpark. This will be solely for community and out of school hours' use. It will be locked whilst the school is in operation, then opened at the appropriate times for community groups. Access will be restricted to the AWP with secure perimeter fencing around it to prevent users accessing the rest of the school site. This significantly improves the security of the site as well as providing a dedicated access route for community groups and out of hours use.

The proposed new configuration is shown below. This is indicated in the **Spatial Framework Design** drawing as items 1 to 9:

1. All public buses to use existing, designated bus stops on road (A385).
2. New bus/coach drop-off created from grass verge either side of entrance driveway – 7 to 8 spaces x4 spaces inbound x3 spaces outbound.
3. Utilise existing pedestrian footpaths wherever possible. Consider widening to create dedicated cycleway to the College.
4. New turn-around facility with central art/cultural feature. Improvements to traffic movement with the addition of a high-quality turn-around for all school coaches, minibuses and drop offs.
5. Ariel Suite reconfigured to provide new dedicated 6th form facilities with new entrance landscaping, new dedicated student entrance, new classrooms and private external courtyard.
6. New parking facility for school, public and club use after school and at weekends. Refurbished and altered surface parking behind new 'vegetative screen' creating: increased cycle parking, minibus parking (x7 spaces), relocated parking (57 spaces).
7. New changing facility for public and club use with direct access into AWP.
8. New AWP with security fencing, run off areas and lighting allowing dedicated access for out of school use and secure use for the College during school opening hours
9. New line of safeguarding for school. Secure gate that prevents access to rest of the College site as and when required.



Spatial Framework

1. All public buses to use stops on road (A385)
2. New bus/coach drop-off created from grass verge either side of entrance driveway - 7 to 8 spaces. x4 spaces inbound x3 spaces outbound
3. Utilise existing pedestrian footways wherever possible. Consider widening to create dedicated cycleway within school
4. New turn-around facility with central art/cultural feature. Improvements to traffic movement with the addition of a high-quality turn-around for all school coaches, minibuses and drop offs
5. Arial Suite reconfigured to provide new dedicated 6th form facilities with new entrance landscaping, new dedicated student entrance, new classrooms and private external courtyard.
6. New parking facility for school, public and club use after school and at weekends. Refurbished and altered surface parking behind new' vegetative screen' creating; increased cycle parking, minibus parking (x7 spaces), relocated parking (57 spaces)
7. New changing facility for public and club use with direct access into AWP
8. New AWP with fencing, run off areas and lighting
9. New line of safeguarding for school. Assumed as secure gate
10. Informal school viewing area
11. School access into ATP within line of new safeguarding
12. New external area landscaped to create high quality social spaces for students including pocket parks, conversation zones, formal and informal seating, and areas of shade with new trees - consider larger canopied areas for shelter throughout the year (rain & sun).
13. Auditorium style seating to provide opportunities for external teaching
14. Dotted line indicates location for reprovisioned tennis courts, if required
15. Tree screen clear stemmed and thinned to aid passive surveillance of top field
16. Mitigation to extend use for existing sports fields for school, community and club use including enhancing passive drainage
17. Consider benefits of incorporating facilities into higher-quality spaces within school

Principal's Statement:

"We are lucky to have a large site with lots of open, green spaces available to us - the down side of this is that the overall site is open with no defined entrance and exit, this redesign of the site will enable colleagues to have a clear line of safeguarding which no individuals are able to move beyond without permission.

When community groups use the facility they will also benefit from this increased security and safety and we will also be able to better limit their access to parts of the site that are exclusively for school use.

Our paramount concern at all times is student safety and this proposal will create a more safe and secure site that will support us in keeping students safe at all times."

Conclusion

The College has a vision to improve its facilities and accommodation for pupils and the local community. Local Authority, central government and other funding for school buildings is very limited and will not cover the scope of works that the College aspires to or needs. The only realistic way of funding these much needed improvements is to dispose of land that is surplus to the College's requirements and re-invest the proceeds into the remaining school buildings.

As a College, we have considered local concerns regarding the possible loss of open green space in Totnes and have adapted our proposals by retaining large parts of the green space closest to the river and also the existing All Weather Pitch on the Elmhirst site. However, this does reduce the amount of receipt that the College could achieve and therefore will impact on the works that the College can undertake. This consultation document sets out the improvements that the College would want to deliver, however, it may not be possible to deliver all of these benefits as the outcomes will be dependent on the level of receipt the College achieves.

Statement from the Chair of Governor's and Principal:

Our vision for the College is one that offers the best opportunities for all students, with excellent facilities available to enable them to achieve their potential. This consultation is part of the plan to radically improve the physical environment of the College into one that students are proud of and allows them to access everything they need to be successful in whatever they choose to pursue.

This plan would also remove a considerable number of the practical problems the College site currently has; it would remove the financial burden that comes with the upkeep of old buildings not designed primarily for educational use, create dedicated social space that the site currently lacks and provide sporting spaces that students and the community can use all year round.

By implementing this plan, we believe we will be developing the College to provide students and the local community an exceptional environment that will support the excellent education provision we all want for young people in our local community.

6. What happens next?

The proposed disposals are part of a long term plan for the College and will not happen quickly. There is a lengthy statutory process that the College must undertake when considering disposing of any land and this process includes first seeking approval from the Secretary of State for Education.

Once collated the feedback from this consultation will be shared the Secretary of State and used to inform their decision on the proposed disposals.

The current consultation is the first step in the process and the feedback received from this consultation will be important in developing and refining the proposals. An indicative outline of the steps and timings is provided below:

- June/July 2021 — Consultation period
- 26th July 2021 — Closing date for responses
- July/Aug 2021 — Refinement of Plans and options
- September 2021 — Submit application to Secretary of State for disposal
- Autumn Term 2021 — Publish results of consultation
- Spring 2022 — Implementation beginning with the marketing and sale of sites to release capital funding
- Spring/Summer 2023 — Improvement and building works on school site
- Autumn 2024 — Expected completion

Please note: from Spring 2022 all of the dates are contingent on the Secretary of State approving the plans, they are provided to give you an idea of when we expect works to be completed and buildings to be ready.

The process we are consulting on is to support the application to approve the disposal of the identified assets by the Secretary of State. Assuming we are successful with this application the next steps of the process will be to sell the land, at this point if any of the proposed developments require it they will need to go through the statutory planning approval process.

If any proposals require planning approval you will, of course, have a chance to comment on these as you would with any planning application. As a College we will keep you informed of any opportunities to comment on any proposals put forward.

7. Have your say

We would value your feedback on our proposals, please go to the website below to give your feedback online:

https://forms.office.com/r/DnYXeF0pyN

The closing date for responses is 12pm on the **26th July 2021**

Alternatively, if you are unable to complete the online form you can complete the response form in Appendix 1 of this document and return it to either consultation@kingedwardvi.devon.sch.uk or by post to:

Consultation Response Team

King Edward VI Community College

Ashburton Road

Totnes

TQ9 5JX

Please note that due to the College minimising visitors to the site currently we will be unable to accept responses delivered in person.

If you have a more general question about the consultation please email:

consultation@kingedwardvi.devon.sch.uk

Consultation meetings

We will be meeting with various groups during the consultation period to discuss these proposals in more detail and to answer questions. As part of this we are planning virtual meetings for the wider community where you will have the opportunity to ask questions and talk about the proposals, details of these can be found below:

- Meeting for parents of current College students – 21st June, 5.30pm
- Meeting for those in the local community – 24th June, 5.30pm

For the parent meeting, details will be sent to all parents by email and the school app (Weduc) and for the local community meeting joining details of this meeting will be posted on the College website.

The Future of KEVICCs Consultation Response Form

Please read each question and indicate your preferred response by ticking the relevant box. Your comments are also welcome and space has been provided after each question for this purpose. If you require this questionnaire in a different format please phone 01803 208260. Our preference is that you complete this survey online; if you are able to complete the form in this way please visit: https://forms.office.com/r/DnYXeF0pyN to give us your views.

1. Are you completing this questionnaire as;

- ☐ A Parent or Carer of a child at KEVICCs
- ☐ A staff member of KEVICCs
- ☐ Community Group
- ☐ A local resident
- ☐ Other

Other, please tell us in the box below:

If you are completing this questionnaire in an official capacity, please give details of the group you are representing and in what capacity you are completing the questionnaire (please only provide this information if your submission is to be considered the official response from the group you represent):

2. Do you agree with the school's aspirations and the benefits of consolidating the College operations on to one site?

☐ Yes ☐ No

Comments:

3. Do you have any concerns about the proposed future proposals for KEVICCs?

☐ Yes ☐ No

Comments:

4. **Do you agree with the proposal to split Area F and only dispose of part of this area (identified as F1 in the consultation maps)?**

☐ Yes ☐ No

5. **Would you or a Community Group you know be interested in further discussions regarding the retained Areas (idenitifed as F2 and G in Plan 3)?**

☐ Yes ☐ No

6. Do you agree with the identified priorities for the capital receipts (please circle response):

a.	Enhancement of sporting facilities on the Redworth Site?	Yes	No
b.	Improvements to existing accommodation?	Yes	No
c.	New, modern, dedicated Sixth Form Block?	Yes	No
d.	Improvements to site security, access and safeguarding	Yes	No
e.	Enhancements to the external areas of the site?	Yes	No

7. Are there any other priorities you would like to suggest for consideration?

The following questions are ***optional*** but they help us to understand the views of different groups of people. Please only complete them about yourself.

8. Which of the following age groups apply to you?

☐ 0-15 ☐ 16-24 ☐ 25-34 ☐ 35-44

☐ 45-54 ☐ 55-64 ☐ 65-74 ☐ 75+

9. Do you consider yourself to be disabled in any way?

☐ Yes ☐ No

10. If yes, please tell us how it affects you

☐ It affects my hearing ☐ It affects my vision

☐ It affects my mobility ☐ it affects me in another way

Thank you for completing this Questionnaire

Please return your response form by 26th July to:

consultation@kingedwardvi.devon.sch.uk

Privacy Notice – General Data Protection Regulations (May 2018)
The information you provide on this questionnaire will be handled by King Edward VI Community College in accordance with the with the General Data Protection Regulations (GDPR) May 2018.

Your responses will be stored electronically, and will only be used to assist in the analysis of opinion and will not be retained for longer than necessary. By giving us your personal data, you are acknowledging that you have read and understood this statement. Our Data Protection Policy is available on our website at: https://www.kingedwardvi.devon.sch.uk/attachments/download.asp?file=2889&type=pdf

Appendix 2
Spacial Framework Design



Spatial Framework Design KEY

1. All public buses to use bus stops already located on the main road (A385)
2. New bus/coach drop-off created from grass verge either side of entrance driveway – 7 to 8 spaces. x4 spaces inbound x3 spaces outbound
3. Utilise existing pedestrian footways wherever possible. Consider widening to create dedicated cycleway within school
4. New turn-around facility with central art/cultural feature. Improvements to traffic movement with the addition of a high-quality turn-around for all school coaches, minibuses and drop offs
5. Ariel Suite reconfigured to provide new dedicated 6th form facilities with new entrance landscaping, new dedicated student entrance, new classrooms and private external courtyard.
6. New parking facility for school, public and club use after school and at weekends. Refurbished and altered surface parking behind new ‘vegetative screen’ creating; increased cycle parking, minibus parking (x7 spaces), relocated parking (57 spaces)
7. New changing facility for public and club use with direct access into AWP

Spatial Framework Design KEY continued..

8. New AWP with fencing, run off areas and lighting
9. New line of safeguarding for school. Assumed as secure gate
10. Informal school viewing area
11. School access into AWP within line of new safeguarding
12. New external area landscaped to create high quality social spaces for students including pocket parks, conversation zones, formal and informal seating, and areas of shade with new trees - consider larger canopied areas for shelter throughout the year (rain & sun).
13. Auditorium style seating to provide opportunities for external teaching
14. Dotted line indicates location for re-provisioned tennis courts, if required
15. Tree screen clear stemmed and thinned to aid passive surveillance of top field
16. Mitigation to extend use for existing sports fields for school, community and club use including enhancing passive drainage
17. Consider benefits of incorporating facilities into higher-quality spaces within school

