



London Borough of Enfield

Report Title	Schools Capital Programme Strategic Delivery Plan 2025/26 - 2027/28
Report to:	CABINET
Date of Meeting:	11 June 2025
Cabinet Member:	Cabinet Member for Children's Services
Directors:	Tony Theodoulou- Executive Director, People Peter Nathan- Director of Education
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Ward(s) affected:	All
Key Decision Number	KD 5856
Implementation date, if not called in:	25 June 2025
Classification:	Part I Public & Part II Private
Reason for exemption	Restricted Appendix 'A'. Not for publication due to commercial sensitivity

Purpose of Report

1. This report sets out the detailed and strategic delivery plan for the continuation of the annual Peoples Directorate Schools Capital Programme

2025/26- 2027/28, for inclusion in the Council's 10-year Capital Programme.

2. The Schools Capital Programme set out capital projects to improve and enhance learning environments. to ensure schools are given the best opportunity to achieve successful educational outcomes for Enfield pupils. This includes works and services to maintain and improve the school's estate, addressing demand for Special Education Needs (SEN) Pupil Places and decarbonising the school's estate in line with the Council's Climate Action Plan.
3. The Council continues to undertake maintenance and deliver construction projects across Community and Foundation Schools including the rebuilding of three secondary schools with works at Chace Community School having now started.
4. Significant work has been undertaken to expand and improve SEN provision. Most recent projects include the new 6th form block at Winchmore Secondary School accommodating 30 pupils with complex learning needs and post-16 provision at West Lea's Horizons Campus, to support 100 pupils. The expansion of Oaktree School will provide another 33 places and works will begin this summer. Additionally, 263 SEN places have been provided through small scale provision.
5. Work to decarbonise the school estate is progressing well with a successful application to install solar panels at four schools as well as having connected our first school to the Energetik Heat Network.

Recommendations

That Cabinet:

- I. Provides approval to spend £15.5m from the schools' 2025/26 capital budget as detailed in restricted Appendix A (subject to Cabinet approval of revised capital budget in 2024/25 revenue and capital outturn report KD5900).
- II. Approves the strategic objectives as set out in this report.
- III. Gives approval to commence the delivery of projects detailed in restricted appendix 'A' to allow tenders to be pursued in compliance with the Council's Contract Procedure Rules
- IV. Notes that the £15.5m schools' capital budget includes a £1m contingency budget for urgent works and / or new schemes not yet identified as priority works.
- V. Notes that the 2025/26 capital programme is funded from DfE capital grant, ringfenced capital receipts and other grants as detailed in the report.

- VI. Delegates authority to Executive Director of People to:
- a. Approve the award of works and services contracts up to the value of £5m including professional and technical expenses as detailed in Restricted Appendix 'A' and those projects added to the programme as below.
 - b. Add and omit projects to the programme from the approved contingency budget subject to the total spend being contained within the approved £15.5m or in the case of additional funding being approved as VIII below, to add additional projects to the revised value of the programme.
- VII. Delegates authority to the Lead Member for Children's Services to
- a. Approve the award of works and services contracts over the value of £5m including professional and technical expenses as detailed in Restricted Appendix 'A'.
- VIII. Delegates authority to the Executive Director of People in consultation with the Executive Director Resources to accept any additional in year funding that is secured, to add this to the Schools Capital Programme and increase the total approved budget accordingly.
- IX. Notes and authorises applications to the Department for Education (DfE) for Secretary of State consent in respect of any disposal or repurposing of the vacant education buildings and land including caretakers/site managers properties.
- X. Notes Cabinet's previous approval (KD 5373) of the approach in relation to the disposal or repurposing of the vacant caretaker properties, allocating income generated to support the delivery of SEN provision as a strategic priority as well as undertaking works at each individual school.
- XI. Notes that an update report will be presented to Cabinet in the autumn to report on progress and on any central government policy and/or funding changes which may impact on future project development, delivery and our strategic objectives.

Background and Options

6. The Schools Capital Programme addresses the Council's corporate landlord responsibilities to support and facilitate capital works to ensure safety and wellbeing of pupils and staff. This includes works and services to maintain and improve the school's estate, deliver the Council's Pupil Places Strategy including addressing the need for additional Special Education Needs (SEN) places and works that contribute to the decarbonisation of the school's estate in line with the Council's Climate Action Plan.

7. KD 5706 was approved by Cabinet on 12 June 2024. This report reaffirms those previously agreed Strategic Objectives and forward plan for delivery of the programme for 2025/26- 2026/27.
8. A DfE review of capital commitments along with proposals set out in the [Children's Wellbeing and Schools Bill](#) (the Bill) in particular the inclusion agenda for schools, will have a bearing on how the programme is shaped going forward. This is likely to specifically impact on our plans for additional special needs places given the current delays to moving forward the DfE SEN Wave Programme and, the inclusion agenda within the Bill (the government have announced £740m capital funding nationally for new SEN places). Once the DfE provide clarity an update of this report will be presented for approval by Cabinet in the Autumn. In addition, we will review how this impacts the implementation of the Pupil Places Strategy and opportunities to increase SEN provision.
9. This report also provides an update on the delivery against the agreed Strategic Objectives approved in KD 5706.

STRATEGIC OBJECTIVE 1: Condition Related Works

10. The Council as Corporate Landlord is responsible for works to address the condition of community and foundation schools in accordance with the Asset Management Plan. In general, the School Capital Programme is developed considering the previously approved de-delegated funding whereby schools are expected to undertake work which fall below the de minimis limits of £15,000 for primary and special schools and £25,000 for secondary schools from their devolved budgets.
11. Condition surveys undertaken for all of the community and foundation schools for which the Council as Corporate Landlord has a responsibility to maintain have indicated capital investment of circa £95m for works over the next 8-9 years. With Schools Condition Allocation grants (SCA) likely to decrease in coming years, the funding gap will continue to increase.
12. The programme typically covers works that are required to the building structure, fabric and building services which are in excess of the de minimis levels which the schools cannot be expected to cover from their devolved funding. Projects are prioritised following consideration of condition surveys which assess the state of the building and the elements within it in accordance with the Department for Education definitions.
13. Officers from the Education Capital Delivery Team continue to visit schools to further review the school estate against the condition surveys and set out plans for future works. Through this collaborative process, a number of schools have made requests for additional works to those detailed in the surveys. A number of these requests have been assessed against the condition surveys and other evidence provided and are being brought forward into the proposed capital programme as they have been deemed to have become an urgent priority.

14. Works practically completed in last 12 months includes;
- Window replacements (3 schools)
 - Roofing works (2 schools)
 - Lighting works (2 schools)
 - Safety alarm replacements (2 schools)
 - Electrical works (1 school)
 - Boilers and pipework replacements (3 schools)
 - Ventilation works (1 school)
 - Heating works (1 school)
 - RAAC remedial with refurbishment works (1 school)
 - Structural repairs (2 schools)
 - Toilet refurbishments (1 school)
 - Fire precautions programme across several schools
 - Classroom reorganisation/ remodelling and refurbishment (1 school)
 - Other works such as fencing, site clearance, post completion remedial works etc have been undertaken to several schools.
15. Those that are in progress of delivery include;
- Window replacements (2 schools)
 - Roofing works (2 schools)
 - Lighting works (2 schools)
 - Fire alarms replacements (3 schools)
 - Electrical works (1 school)
 - Ventilation works (2 schools)
 - Boiler & or ASHP replacements (1 school)
 - Heating works (1 school)
 - Fire precautions programme across several schools
 - Toilet refurbishments (1 school)
 - Classrooms remodelling and refurbishment (1 school)
 - Replacement music building (1 school)
16. Restricted Appendix A sets out committed and ongoing maintenance projects as well as proposed new projects that will be delivered through 2025/26 and 2026/27.
17. This includes ;
- Refurbishments and major repairs
 - Boilers/ heating improvements
 - Window replacements
 - Roofing works
 - Toilet refurbishments
 - Electrical works
 - Landscaping works
 - Fire precaution works
 - Photovoltaic Panels
 - Further delivery of SRPS & Units
18. The Council was successful in its application to the DfE for the Schools Rebuilding Programme (SRP) in 2022, for Chase Community School. The DfE have agreed to fund and manage the rebuilding of the whole school

excluding the arts/ dining block that was built in 2011. On top the DfE substantial funding, a nominal capital contribution was agreed by Cabinet in February 2024 to fund offsite works (abnormals) that were excluded from the SRP. The rebuilding project started on site in April 2025 with the new school being built on the current playing field site (allowing the school to remain fully operational). The new build is scheduled for completion in summer 2026 after which staff and pupils will decant into the new buildings. Thereafter the original school buildings will be demolished, and new external play areas created by late 2027 to complete the overall project.

19. In addition, Enfield Grammar School and St Ignatius College were also successful in their bids to the Schools Rebuilding Programme. Whilst this programme is wholly funded and delivered by the DfE, the Council is a named stakeholder and has been monitoring the delivery and reports as follows;
 - a) Enfield Grammar is to have some of the buildings completely replaced and some of the Grade II listed buildings retained and refurbished. The project is in early stages of design with pre planning advice sought. DfE have appointed a Design and Build Contractor to progress the detailed design to take to planning later this year and construction is planned to commence in late 2026.
 - b) St Ignatius College is to be rebuilt on the same site adjacent to its present location, including sports hall and swimming pool. DfE have appointed a Design and Build Contractor to progress the detailed design with the planning application made. Subject to obtaining planning approval construction is planned to commence in early 2026 and expected to be complete by late 2027.
20. Highlands Secondary School is currently managed through a PFI (Private Finance Initiative) contract which comes to an end on 31st August 2025. From this point, the Council will be responsible for any maintenance and capital works required. There are a number of condition related issues which are being addressed by the PFI providers including inherent defects with the roofs, air handling units and fire doors which are to be concluded prior to hand back.

Also, there is an issue with the ongoing flooding of the playing fields for which a capital contribution is being negotiated with the PFI provider. In addition to this, a grant application as detailed in paragraph 93 has been approved that will further contribute towards this issue for works to be undertaken in summer 2026.

Given the risks around these condition issues, the programme makes provision to address any works that may be required after hand back takes place.

STRATEGIC OBJECTIVE 2: Special Educational Needs Pupil Places

21. There is continued need for SEN provision due to the continuing high number of pupils with Educational Health Care Plans (EHCPs) required for Enfield pupils. This ongoing need requires an approach that addresses the current demand impact, in particular the costs of placements in the independent sector and related transport costs.
22. Provision for children within the borough is varied and the number of pupils is subject to constant change as children being identified with special educational needs currently within mainstream settings may change throughout the academic year. In the 2023/24 academic year, 672 children were educated through out of borough provision. Of these, 245 are in independent provision at a cost of circa £10m per annum. In addition to the capacity and cost related aspect of the current position there is significant impact on parents and children who are required to travel to independent sector provision which is often out of the borough. The average cost of independent out of borough provision is over £60k per pupil opposed to circa £20k for a place in an Enfield SEN school.
23. In addition, average transport cost for SEN pupils travelling out of borough is £11,773 (26%) higher than for pupils educated within the borough.
24. Over the last 12 months a number of SEN projects have been completed
 - a) Winchmore Secondary School - The construction of the new sixth form block with additional SEN unit was completed in October 2024. This has provided 20 new places for pupils with complex learning needs as well as 150 post-16 places for mainstream pupils.
 - b) West Lea School Horizon Campus (formerly Swan Annexe) - The construction works for the remodelling of the building in Ponders End to provide 100 places for pupils with complex learning needs were completed in September 2024.
 - c) West Lea at Laurel Park School- The second phase of works were completed in April 2025 to provide improved and accessible SEN facilities through an extension as well as remodelling works.
 - d) Waverley Special School Sensory Room- The sensory room was fully refurbished and completed in March enhancing this facility and improving the experience for children who have severe and profound multiple learning difficulties.
 - e) Waverley Special School provision at Honilands School- A project to improve clinical rooms was completed in April 2025 providing North Middlesex Hospital special school nursing team suitable facilities to provide their services to children attending the school.
 - f) Special Resourced Provision at West Grove School- Remodelling/ refurbishment of vacant space at the school was completed in April 2025 to provide 8 additional places for children with autism.
 - g) Special Resourced Provision at Honilands School- Remodelling/ refurbishment of vacant space at the school was completed in April 2025 to provide 16 additional places for children with autism.

- h) Since 2022, 214 additional SEN places have been delivered in SEN schools.

25. The 2025/26 capital programme seeks to continue with the delivery of the previously approved projects as follows;

- a) Oaktree Special School – Works for the remodelling and extensions to provide an additional 33 places for pupils with complex learning needs have been awarded. Works are planned to be delivered in three phases starting in August 2025 and completing in September 2027. In summer 2024, enabling works were completed.
- b) Waverley Special School Sensory Garden- The sensory garden is to be fully refurbished to enhance the learning experience and improve the wellbeing for children who have severe and profound multiple learning difficulties. Works have been procured and will be delivered over summer 2025.
- c) Waverley Special School Changing Rooms- The outdated changing rooms for the pools are being fully refurbished to meet current needs. Works have been procured and will be delivered over summer 2025.
- d) The Meadow Special Primary Free School (Portcullis Lodge site)- This project was approved in 2022 as part of the DfE SEN Wave 2 programme. Heads of Terms for leasehold acquisition were agreed with the DfE to facilitate their delivery of a new free school that will provide a 96-place provision for primary pupils with autism and complex learning needs.

Cabinet gave approval in April 2025 for a 125 year lease to the DfE. The DfE paused the progress of this project (like many others nationally) in May 2024 as part of a review of capital commitments and linked to the Childrens Wellbeing and Schools Bill proposals. The DfE have not provided any update on the future of this project.

Works to remove and eradicate Japanese Knotweed from the site in advance of site investigations and construction works were completed in April 2025. Legal work to cleanse some of the title issues has progressed well to de risk the delivery.

- e) Addison House - This project was approved in May 2024 as part of the DfEs SEN Wave 4 programme. The proposal is to redevelop this site as a special free school to provide 48 secondary places (11-17 year olds) for pupils with autism and complex learning needs. As with the Meadow School detailed above, the DfE paused progress of the development of Heads of Terms for a leasehold acquisition and the project progress has halted.
- f) Eldon Secondary Tuition Centre - It was concluded through several studies that developing significant SEN provision will not be feasible given the sites limitations. The Council is considering disposal of this site and the reinvestment of funds into alternative SEN provision and/or opportunities for a land swap.

26. The Education Strategic Resourcing & Partnerships Service (ESRP) have been continuing to support the SEN Service to establish new Special Resourced Provision (SRPs) and Designated Units to increase the number of SEN places for children and young people whose parents would like them to attend a mainstream setting utilising available spaces where school rolls have declined. The number of additional places available through these provisions has increased to 263 this academic year.
27. To assist the future development of this type of provision, Cabinet in February 2024 approved a capital grant fund which is wholly funded from the income generated from the sale of vacant caretaker properties. This fund is being managed by ESRP and has been made available to any academic institutions wishing to establish SRPs and Units that are able to accommodate Enfield learners. Applications are being assessed on a case-by-case basis considering the demand for the suggested cohort and number of places to be provided. ESRP manages the application process with a final authorisation by the Director of Education. This process is aligned with the SEN services assessment of the schools ability to run the provision. As detailed in 24 above, two SRPS have been delivered and a further 2 approved. Given the draft Childrens Wellbeing and School Bill commitment to increase inclusion, SEN funding announcements and relatively low take up of the fund, proposals for the future use of site disposal income will be presented to Cabinet in the Autumn.
28. The Pupil Place Strategy will further assess the availability of spaces in all schools and will seek to strengthen education provision in the Borough. This should identify future opportunities to optimise the use of school sites for SEN provision and wider community uses.

Given the uncertainty around the delivery of the SEN Wave Projects, potential impact of the Bill and extent of funding that will be available, no additional projects have been added to the programme at this point. Proposals will be developed once there is greater clarity and presented to Cabinet in the Autumn.

STRATEGIC OBJECTIVE 3: Decarbonisation and Energy Projects

29. ESRP are continuing to progress well with this strategic objective to help reduce the carbon emissions from our schools. Low carbon options are considered for all condition/maintenance projects, where life expired elements need to be replaced. External funding bids have been successful and future applications will be made when opportunities arise.
30. An application to the GLA's Zero Carbon Accelerator (ZCA) programme was successful in obtaining specialised technical support to develop and deliver decarbonisation projects (including clean and flexible energy). The Council will be working closely with the appointed specialists to develop a robust roadmap to help meet our strategic objective. With this support, other successful applications for grant funding have been made as detailed below.
31. GLA Greener Schools Funding Pilot (GSF) – successful application to install photovoltaic panels (PVs) to 3 maintained schools securing £87,961 (Council has to fund 10% of the project costs). Projects have been

commissioned for the works to be completed by December 2025 as required by the grant.

32. Through the Greener Schools Funding application, the GLA has on behalf of the Council applied for funding to the Mayoral Renewables Fund (MRF) which will allow an additional school to install PV panels. The project, if successful, will require completion by March 2026.
33. An application was been made to the Public Sector Decarbonisation Scheme Phase 4 (PSDS) to replace the end-of-life boilers at a primary school too remote to be connected to the heat network. It was proposed that the grant funding alongside funding from the Schools Capital Programme will replace the boilers with Air Source Heat Pumps (ASHP) and install PV panels to help reduce the running costs as well as replacing the secondary heating systems due to ASHP running on much lower heat outputs. Unfortunately, this application was not selected for approval in this round of PSDS funding. Lessons are being learned on the feedback received so that future applications for PSDS funding have a better chance of success.
34. Working collaboratively with Energetik a further application was made to the PSDS Phase 4 to replace boilers at 8 schools and connect these schools to the Boroughs heat network. The application was approved, and Cabinet gave their authority in April 2025 to accept the funding under KD 5873.

Of the 8 schools, 2 schools are maintained schools, and the Council has committed to making capital contributions of circa 12% of the overall costs which are to be funded from this programme and included in Appendix A. Works will be planned over 2027 and 2028.

For the 6 non maintained schools, the Trusts and Governing Bodies will be committing their own capital resources and there will be no call upon this programme.
35. The condition surveys have identified several schools where the fabric is in poor condition and opportunities to improve thermal efficiency. Delivering these projects is the first step to introducing decarbonisation initiatives whilst improving the teaching environments, reducing heat loss and heat gain.
36. Following improvement to the building fabric, the next priority will be to replace gas boilers that are coming to the end of their life expectancy with alternative 'greener' options where viable. Works may also be required to replace the secondary heating systems such as new radiators and pipework, to allow them to operate at a lower temperature as is required for Air Source Heat Pumps (ASHP)/ Ground Source Heat Pumps (GSHP) and future Energetik connections.
37. When considering options for replacing gas boilers with Energetik connections or greener options, detailed feasibility studies and options appraisals will be undertaken to ascertain the preferred solution. These will consider the amount of capital investment required, technical requirements and revenue implications on schools' devolved budgets. In some cases, it may be financially or technically unviable to move away from gas boilers due to the significant amount of capital investment needed for consequential works to the existing heating systems, electrical supply capacity and the heat loss through the fabric. Maintenance costs for new plant can also increase the revenue costs for the school and be financially prohibitive. In

these cases, it can be that gas boilers that are at end of life are replaced with more efficient gas boilers and greener options are considered in future years when costs are more affordable.

38. As stated in paragraphs 12 and 13 above, works undertaken across our schools in 2024/25 has focussed on improving the insulation as part of the fabric first commitment and installing more energy efficient plant. Works have included;
- Window replacements with double glazed units
 - Flat roofing replacements with insulation upgrade to improve energy efficiency
 - Installing all electric heating and hot water generation in the refurbishment of changing rooms
 - Connecting to Energetik- for the refurbished school at Horizons Campus.
 - Installing LED lighting to replace older light fittings
39. The installation of PVs on schools' roofs provides a simple and effective solution to generate electricity on site and reduce the reliance of obtaining electricity from the grid and results in savings for the schools revenue budgets. Unfortunately, these installations cannot be funded from the DfE grants and alternative sources of funding have to be sought. As set out in paragraph 31 above funding has been secured for 3 schools.

However, it is recommended that all schools maximise on this opportunity and further funding is being sought to deliver more PV installations. There is also an opportunity to partner with Community Energy Companies whereby they fund and manage the installations in return for leases of the roof and power purchase agreements put in place for the schools to share in some of the savings. The Climate Action and Sustainability team are exploring these options and if successful, could see more renewable energy technology being installed across the schools and public buildings.

STRATEGIC OBJECTIVE 4: Caretaker Houses Disposal

40. In October 2021, Cabinet approved the KD 5373 Strategy for disposal and re-use of vacant site managers residential dwellings at community schools. It was agreed that the capital receipts generated would be invested in the education estate and in the provision of Special Education Needs (SEN) places.
41. Following the disposal of vacant caretaker houses in 2023/24, further vacant caretaker houses were disposed of in the last 12 months (income detailed in Appendix A).
42. The income generated has been reinvested into the programme, funding essential safeguarding and improvement works across the school estate. This includes the creation of 38 additional SEN places, allowing children to stay within their communities in the Borough and reducing revenue expenditure.

43. In 2025/26, a further disposals are planned with the income received also being reinvested in the programme.
44. Additional Caretaker Houses will be disposed of in future years as they become vacant and separation works are completed.

FUNDING

45. The Schools Capital Programme 2025/26 to 2026/27 is to be primarily funded from the Schools Capital Allocation grant as well as High Needs Capital Grant, and capital receipts from the disposal of Caretaker Houses. Furthermore, it will be supplemented by funding from the Public Sector Decarbonisation Scheme and other funding opportunities that may present themselves during the life of the programme. There will be no call from the Councils General Fund.
46. The Schools Allocation Grant (SCA) is a grant that the council receives annually from the DfE calculated on the number of Local Authority (LA) maintained schools within the Borough, excluding all Voluntary Aided, Academies and Free Schools. Therefore, all proposed projects identified in this programme will be delivered at LA maintained schools only (unless agreed that a wider benefit to the borough is achieved by alternative site investment as may be the case for SEN Capital Grant fund projects). The 2025/26 funding amount has been confirmed at £4,106,551. This is similar to the 2024/25 funding allocation as there have been some academy transfers and the return of Highlands Secondary School from the PFI contract.
47. The Council is also to receive £6,181,905 of High Needs Capital Allocation from the DfE for 2025/26. This grant is provided to the Council to invest in delivering new SEN provision and support SEN learning in both mainstream and special provision.
48. Section 106 developer contributions (S106) will be used to support in-year capital expenditure, but the level of contribution will not be confirmed until the end of the financial year when the capital programme is financed. In such circumstances the capital grant will be carried forward and the equivalent S106 funding will be applied to finance the in-year capital spend. In addition, large scale housing schemes such as Meridian Water may include the provision of new schools to serve these new neighbourhoods.
49. In 2024/25, £1m of S106 funding was successfully secured for the project to construct a new 6th form building at Winchmore School. This allowed allocated grant funding to be recycled into the programme.
50. Salix Finance administers the Governments Public Sector Decarbonisation Scheme (PSDS) and Low Carbon Skills Fund (LCSF). These projects provide grant funding to public sector organisations for heat decarbonisation and energy efficiency projects to reduce greenhouse gas emissions from public sector buildings. Six Heat to Decarbonisation Plans

were prepared from LCSF funding and are being used alongside the condition surveys to develop detailed project plans.

51. Applications will continue to be made for further funding when the funding rounds are announced. Any additional funds secured, will supplement that outlined in this report and enable the Council to deliver more energy saving projects.

Preferred Option and Reasons For Preferred Option

52. The Council as Corporate Landlord retains the statutory responsibility to keep the school estate in good order and must utilise the School Capital Allocation (SCA) Grant Funding received from the DfE to deliver projects that aim to rectify and repair items of high technical or strategic priority. This programme will prioritise the projects based on the condition survey information which informs the Asset Management Plan (AMP).
53. In addition, the Council has the legal duty to provide sufficient school places including the provision of the SEN places. The creation of additional SEN place supports the invest to save approach by reducing the need for expensive independent school places. This programme is part funded by the High Needs Grant that supports this priority.
54. The strategic approach presented in the report is in response to the financial challenges in delivering the capital programme in recent years and the opportunities to supplement the programme with external funding.

Relevance to Council Plans and Strategies

55. This programme will enhance biodiversity for appropriate projects and seek to reduce carbon emissions from our buildings.
56. The provision of good quality schools will help all children to have the best start in life and improve educational outcomes.
57. The programme aims to deliver more in borough SEN places to support local children with special educational needs and disabilities.
58. This programme will assist in the procurement of construction related activity within the borough and its associated employment and economic benefits. The Borough needs to ensure appropriate infrastructure is in place to allow for the growth of the population.

Financial Implications

Capital budget and financing

59. Cabinet has been asked to provide approval to spend for a revised 2025/26 capital budget of £15.5m for schools.

60. A full listing of capital projects the Council intends to deliver in 2025/26 is provided in restricted Appendix A. There will likely be changes to this planned programme of works during the year as cost estimates fluctuate, works contracts are tendered and awarded and new priority works emerge. These changes will be managed from within the £15.5m approved capital budget envelope.
61. The revised programme includes appropriate 'co-funding' budget provision for the connection of schools to the Energetik Network. It also includes match funding for the Greener School Grant to support solar panel installations across designated school sites. It also includes reasonable programme contingency for new projects or increases to indicative budget allocations.
62. The planned programme is funded from external capital grants and contributions and ringfenced capital receipts from the disposal of former caretakers' houses on school premises.
63. The Council will continue to explore additional funding streams including public sector decarbonisation grant funding and s106 carbon offset contributions for eligible works.
64. Restricted Appendix A includes provisional budget estimates for 2026/27 and 2027/28. These are indicative estimates that will be revised and approved at the start of each year as part of the Council's annual budget setting cycle.
65. The Council retains around £37.7m of unspent ringfenced DfE education capital grant and £1.5m of unspent ringfenced capital receipts (from the disposal of former caretakers' houses) at 1 April 2025 in its balance sheet. The total capital funding available at 31 March 2025 is £39.2m. A further £10.4m of grant funding has already been awarded for 2025/26, increasing total available grant and external contribution funding to £49.6m. Restricted Appendix A provides a clear 3-year plan of investment to utilise this funding. £26.0m has been provisionally allocated over the next 3 years and £23.5m is reserved for future strategic priorities.
66. Additionally, funding allocations (2025/26 of £4.1m school condition grant, £6.1m High Needs Grant and £0m Basic Need Grant have been announced by the DfE. This funding will be allocated to future strategic priorities from 2026/27 onwards.

Financial risks

67. DfE capital grants are ringfenced and grant conditions complied with (e.g. Basic Need grant can only be used for the supply of new school places). The 3-year capital programme (restricted Appendix A) will be reviewed to ensure that there is sufficient ringfenced grant for each strategic objective.
68. The programme includes comparatively high value projects for schools. The delivery of these projects will be managed in accordance with the Council's

updated capital programme governance requirements and project milestone-based monitoring, which require spend to be released by schools related project boards when agreed project milestones are met.

Value for Money

69. The capital programme will ensure that public funds are used to best effect. This means targeting grant funding towards priority works and approved strategic objectives.
70. The capital programme will also seek to ensure that, wherever possible Education related revenue pressures (particularly around SEND provision) are mitigated by sustainable strategic capital investment.

VAT implications

71. The report seeks Council's approval to spend £15.5m on the schools' 2025/26 capital budget.
72. This includes works and services to maintain and improve the Council's schools, for which LBE as Corporate Landlord is legally responsible, meet the demand for additional Special Education Needs (SEN) Pupil Places and works that contribute to the decarbonisation of the school's estate in line with the Council's Climate Action Plan.
73. The funding for the Schools Capital Programme comes from the DfE's (Department for Education) School Capital Allocation (SCA) Grant, High Needs Capital Grant, and Education S106 developer contributions which are all non-business for VAT purposes.
74. There are partial exemption implications to the Council arising from these capital works with 1% of the VAT on these school capital projects being added to LBE's Partial Exemption calculation using the HMRC approved simplification method.
75. Since no works will be carried out at VA (Voluntary-Aided) schools as part of this Schools Capital Programme, there will be no adverse VAT implications to the Council arising from this proposal.
76. Should the projects not be undertaken in the way described in the report, the VAT implications will need to be reassessed.

Legal Implications

77. Section 13 of the Education Act 1996 ("the 1996 Act") places a general duty on local authorities to contribute (so far as the Council's powers enable them to do so) towards the spiritual, moral, mental and physical development of the community by securing that efficient primary education, secondary education and further education are available to meet the needs of the population of their area.

78. Section 14 of the 1996 Act says that local authorities shall secure that sufficient schools are available in its area for providing primary and secondary education. 'Available' means schools which are sufficient in number, character and equipment to provide for all pupils the opportunity of appropriate education.
79. In addition, section 27 of the Children and Families Act 2014 says that local authorities must keep under review the educational provision, training provision and social care provision made in its area for children and young people who have special educational needs or a disability. The authority must consider the extent to which the provision referred to above is sufficient to meet the educational needs, training needs and social care needs of the children and young people concerned. In exercising its functions with respect to section 27, the Authority must consult children, young people, parents and schools, amongst others.
80. Under the Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act 2021, the Council as landlord must ensure that its buildings are safe from fire, that it carries out regular and periodical risk assessments and ensure that tenants, operatives, employees, visitors to the buildings and members of the public will always have access to an unrestricted escape route. As landlord, the Council must ensure that fire doors are correctly installed, that a safe escape route is provided and that fire, smoke and fume resistant emergency lighting capable of resisting these effects to allow safe evacuation of the building is installed. Accordingly, the Council is required to carry out fire safety works detailed in this Report. The Council must consider the provisions of the Building Safety Act 2022 and whether obligations on building owners in the Act apply to any of the buildings which are the subject of this report.
81. Under the Health and Safety at Work etc Act 1974 the Council as an employer has a duty to ensure, so far as is reasonably practicable, the health, safety and welfare at work of all his employees.
82. Under the Occupiers' Liability Act 1957, the Council has a duty as landlord to take reasonable care to ensure the safety of persons who are invited or have permission to enter its property when using it for the purpose for which they are invited or permitted to be there.
83. The increase of school places will be subject to the statutory consultation prescribed by Section 19 of the Education and Inspections Act 2006, and the School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2013 (Prescribed Alterations Regulations). The Council should further comply with the current statutory guidance about making organisation changes to local-authority-maintained schools when exercising functions under the Prescribed Alterations Regulations for each school expansion. The proposals must be published and then the statutory consultation process followed. This consultation process needs to follow general consultation principles.
84. Where Planning Permission is required pursuant to section 57 of the Town and Country Planning Act 1990 ("the 1990 Act") in respect of any school

site expansion that proceeds beyond feasibility considerations and initial consultation with schools, such will be in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. This will require statutory and public consultation. Pursuant to section 316 of the 1990 Act, regulation 3 of the Town and Country Planning General Regulations 1992 and the Council's constitution, the decision as to whether to grant planning consents will be a matter for the Council's Planning Committee. Works should not commence until such time as approval is given and any pre-commencement conditions (if required) by the planning permissions are discharged.

85. Council officers must be mindful of, and comply with, any conditions attached to the grant funding which may be used when delivering the proposals within this Report.
86. When procuring and awarding contracts pursuant to this Report, the Council must comply with its Contract Procedure Rules, the Procurement Act 2023 and associated regulations and guidance (or the Public Contracts Regulations 2015 when calling off any frameworks set up under that regime), and its obligations with regard to obtaining best value under the Local Government Act 1999. Any use of frameworks must comply with the framework terms and there must first be due diligence carried out on the framework (key considerations include verifying that the Council is named or otherwise eligible to use the framework, ensuring the scope of works falls within the framework categories, and confirming that the framework's duration and value limits have not been exceeded).
87. S123 of the Local Government Act 1972 provides the Council with powers to dispose of property for the best consideration reasonably obtainable.
88. The disposal of school land held by a local authority requires the Secretary of State's prior consent under paragraph 4 of Part 1 of Schedule 1 to the Academies Act 2010. This applies to all land which has been used wholly or mainly by a school in the last eight years, whether still open or now closed. If a Site Manager's house forms part of the Council's title to the school land and has been used "wholly or mainly" for the purposes of a school at some time in the past eight years consent from the Secretary of State for Education (SoS) will have to be obtained before the Council can dispose of the house. It is therefore important that individual former site manager properties are investigated individually to determine whether there is a need for any specific consent to disposal.

All disposals of land need to be in accordance with the Council's Property Procedure Rules

89. All contracts should be in a form approved by Legal Services on behalf of the Director of Law and Governance.

Equalities Implications

90. An Equalities Impact Assessment has been conducted. The Council approach to meeting its statutory duty to ensure that there are sufficient pupil places across the Borough to meet demand ensures that these places are not discriminatory and ensure that all children have access to quality education.
91. The Council has had due regard to its Equalities Duties and in particular with respect to its duties arising pursuant to the Equality Act 2010. It is considered that the delivery of condition related projects and decarbonisation projects will have no adverse impacts in respect of protected characteristics. As such, the Council considers that there is no need for an Equalities Impact Assessment to be carried out for each of these projects and that in approving this proposal the Council will be acting in compliance with its equalities duties.
92. With regards to the projects to deliver additional SEND places as set out in Appendix A, Equality Impact Assessments will be undertaken as part of the Delegated Approval process to award the works as these are likely to impact on the protected characteristics.

Environmental and Climate Change Implications

93. Enfield Maintained Schools make up a significant proportion (approximately 30%) of the Council's direct carbon emissions. Supporting maintained schools to reduce these emissions is a focus of the Council's Climate Action Plan. As well as supporting behavioural change, there will need to be improvements to school buildings and sites, which deliver improved thermal efficiency, decarbonise heat sources, increase the generation of renewable energy and increase offsetting and resilience, for example through tree planting and Sustainable Drainage Systems (SuDS).
94. Strategic Objective 3 for Decarbonisation and Energy Projects has been developed to align with the Council's Climate Action Plan.
95. A grant application was made in collaboration with the Environment and Communities Department to the Department of Transport's SuDS scheme. £300,000 grant has been approved for Sustainable Drainage solutions and projects across 6 of Enfield's schools, two of which are maintained schools for which this programme will make funding contributions as included in Appendix A. For the 4 non-maintained schools, the Trusts and Governing Bodies will be committing their own capital contributions and there will be no call upon this programme. Works will be planned over 2026 and 2027.

Public Health Implications

96. Good quality accommodation and external learning environments create spaces for continued and sustained learning development, social integration and well-being.

Property Implications

97. The property implications for the programme of works within this report are intrinsic within it. As individual projects come forward, the property implications of these will be identified and addressed at the appropriate time.

Procurement Implications

98. Any procurements required in relation to this programme must be undertaken in accordance with the Council's Contract Procedure Rules (CPR's), the Procurement Act 2023 and the terms and conditions of the relevant framework agreements if utilised.
99. The awards of any contracts, including evidence of authority to award, promoting to the Councils Contract Register, and the uploading of executed contracts must be undertaken on the Council's e-tendering portal including arrangements for the future management of the contract. The award of contract must be published on the Central Digital Platform to comply with the Procurement Act 2023 and the Government's transparency requirements.
100. For any contracts in excess of £500,000, CPR's state that the contract must have a nominated contract manager in the Council's e-Tendering portal. Contracts over £500,000 must show evidence of contract management of KPI's to ensure value for money throughout the lifetime of the contract. The contracts should be managed in line with the Contract Management Framework and evidence of robust contract management, including, operations, commercial, financial checks (supplier resilience) and regular risk assessment must be uploaded into the Council's e-Tendering portal.
101. For any contracts with an estimated turnover of over £1,000,000, the service must ensure that sufficient security has been considered to manage risk. Evidence of the form of security required, or why no security was required, must be stored and retained on the E-Tendering Portal for audit purposes.

Other Implications- Risks

102. The amount of funding available is not sufficient to cover all priorities so some projects will not be progressed and ongoing reactive and planned preventative maintenance will require funds to keep the buildings safe and operational. In the event of failure, the unplanned projects may have to be brought forward and funded from the contingency sum included in the programme.
103. Due to the high volatility of the construction market, the tenders received for the works may be significantly more than the estimated budget based on the condition surveys. Projects will be delivered through a staged approach with cost checks being made at all stages to allow the scope to be varied to fit within the available budgets where feasible to do so. In some cases, it may be necessary to use the approved contingency sum to supplement the approved budget to complete a project.

104. As and when schools convert to Academies, the agreed programme may need to be varied in year where planned works that had not yet been committed. Where these are removed from the programme, alternative priority projects will be added through the delegated powers given to the Executive Director of People.
105. The works to decarbonise buildings may result in higher revenue running costs for schools. The benefit of decarbonisation versus the revenue impact will have to be assessed on an individual project basis as part of developing the business case.
106. The Council may not realise savings from the investment made in the Special Needs places within the lifetime of this programme. Where large scale provision is proposed a Strategic Business Case will be produced to clarify the period for a return on investment.
107. Risk register(s) will be maintained at both the Capital Programme and individual project levels. Mitigating actions will be implemented, as necessary.

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Appendices

Restricted Appendix A

Background Papers

KD 5706 Schools Capital Programme Strategic Delivery Plan 2024/25 - 2026/27

KD 5373 Strategy for the use of vacant site managers residential dwellings at community schools

KD 5873 Enfield Public Sector Decarbonisation Scheme (PSDS) Phase 4 (Schools District Heating) Acceptance of Grant funding

[Enfield Climate Action Plan 2024](#)