

Delegated Decision by the Cabinet Member for Finance, Property & Transformation

6 October 2025

Expansion of Heyford Park School

Report by Director of Property & Assets

RECOMMENDATION

- 1. The Cabinet Member is RECOMMENDED to approve the sealing of a funding agreement between the Council and Eynsham Partnership Academy (EPA) for the release of funding greater than £1m to enable the expansion of Heyford Park School, from 2FE to 3FE.**

Executive Summary

2. Heyford Park School is an all through 4-18 academy split over two sites, the Officers Mess and Specialist Campus, managed by EPA.
3. Due to local housing growth there is pressure for additional secondary school places in Heyford Park. The council agreed with EPA that they would increase the school's admission number at Heyford Park School from 60 to 90 (2 forms of entry to 3 forms of entry) using funding provided by the council.
4. EPA are self-delivering the expansion project using funding provided by the council through a funding agreement. The planned completion date is summer 2027.
5. The expansion will be achieved in two consecutive phases:

Phase 1 - the construction of a 4-class teaching block and support spaces at the Specialist Campus site and internal reconfiguration to the existing accommodation to create a dedicated 2FE primary school site.

Phase 2 - reconfiguration of the Officers Mess accommodation for the secondary school expansion by 1FE providing general teaching and specialist subject classrooms, including dedicated Art and DT classrooms, an ICT suite, and a specialist food technology suite.
6. The Outline Business Case, with a total capital budget of £5.995m was approved on 7th December 2023.

7. The Full Business Case was approved approval in September 2025 with a total capital budget of £6.383m. A VE exercise has been undertaken to minimise the increase in costs with any uplift in funding required being met from S106 contributions. Once approved it will enable Eynsham Partnership Academy to commence construction.

Corporate Policies and Priorities

8. This proposed course of action supports the council's statutory duty to provide pupil places in response to population growth.

Financial Implications

9. This expansion project has obtained Capital Governance approval as below:
 - Initial Business Case, approved 2nd November 2022 with a budget of £5.078m
 - Outline Business Case, approved December 2023 with a budget of £5.995m
 - Full Business Case submitted for approval at Property Capital Board in September 2025 with a budget of £6.383m.
10. The project is fully funded by S106 contributions secured by the council and additional basic need funding.
11. There are no revenue implications to the council as all revenue costs for the larger school is the responsibility of EPA.
12. Should the recommended course of action not be followed, there will be a delay to the completion of the Funding Agreement which could result in EPA being unable to award the construction contract.

Comments checked by:

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Legal Implications

13. The Council has a statutory duty including under section 14(1) of the Education Act 1996 to secure additional school places for children within the County. This funding arrangement to Eynsham Partnership Academy will enable the Council to fulfil its statutory function.

14. Eynsham Partnership Academy is an academy engaged in the provision of education to children pursuant to funding from central government. The benefit EPA will receive from the building works will enable it to fulfil this function. As such it is not engaged in an economic activity and so the funding arrangement does not constitute a subsidy under the Subsidy Control Act 2022.
15. Under the terms of the funding agreement, in selecting contractors and consultants for the building works, Eynsham Partnership Academy is required to go through a procurement process which would be compliant with the public procurement legislation. This ensures that the works contracts represent value and comply with the Council's obligations under procurement legislation, under the Subsidy Control Act 2022 and under the Council's Contract Procedure Rules. Eynsham Partnership Academy will also be required to comply with all applicable legislation in carrying out the building project.

Comments checked by:

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Staff Implications

16. The project budget includes an allowance for OCC staff costs (Legal and Property) which will be recharged against the project budget, as previous staff costs have been.

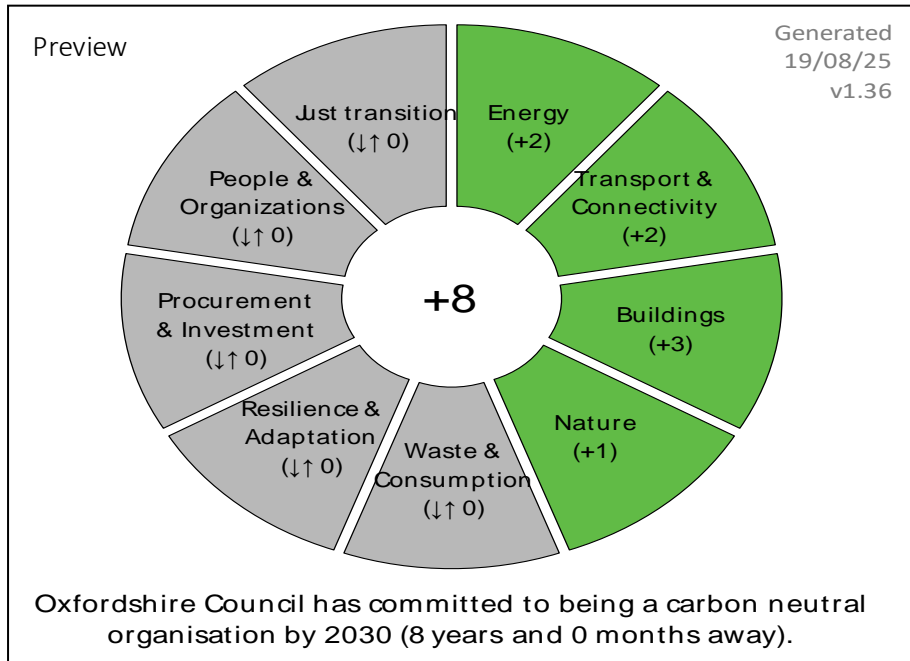
Equality & Inclusion Implications

17. The project does not have any equality and inclusion implications with no change to current operations.

Sustainability Implications

18. The new building element has been designed to meet the LETI Climate Emergency Design Guide achieving greater than 25% improvement in carbon emission over the building regulations and a 25% improvement over the target energy use.
19. Design features in the new building include: an energy efficient building form, enhanced air tightness, air source heat pump for heating and water, LED lighting, and photovoltaic panels for on-site renewable electrical energy.

20. Re-use and refurbishment of the existing Officers Mess school building has been used to reduce embodied carbon in the proposal.
21. A Climate Impact Assessment has been carried out, with the results below:



Consultations

22. The proposal received full planning permission on 24th March 2025. Which included a full consultation period.
23. The accommodation requirements and proposed design solutions have been shared with EPA, the Headteacher and senior staff of Heyford Park School and is fully supported.
24. The expansion of Heyford Park School is awaiting approval by the Regional Schools Director (RSD).

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Annex: Annex 1 – Outline Business Case [OBC](#)
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29 September 2025