OXFORDSHIRE COUNTY COUNCIL

18/07/2025	G2-FBC	Full Business Case / Commit to Spend

Project Name:	Faringdon Community College – Replace Temporary Buildings with Permanent Accommodation Self-Delivery by Cambrian Learning Trust
Total Capital Budget:	£7.362m
Sponsoring Director:	Lisa Lyons - Director for Childrens Services
Strategic Professional Lead:	Nick Tomkins
Delivery Project Lead:	Nick Tomkins – working with the Trust
Divisions Affected:	Faringdon
Financial No:	(ED979) C.AE10082.01

Threshold Change Request (OOT)

Threshold(s) Exceeded:	Requires Approval from:
1. Cost	Corporate Accountant
2. Time	Corporate Accountant
3. Scope / Benefits	Corporate Accountant
4. Reputational / Political Risk	Within Threshold

Decision(s) required:

1. To approve a budget increase of £1.262m, from £6.100m to £7.362m. This increase is due additional costs apportioned to prelims, external works, M&E and our Client Contingency (para 4.5 budget changes) which can be met from additional s106 funding (which is ringfenced for the school) being made available.

2. To note that this project will be fully funded from s106 contributions, with £6.061m received and £1.301m secured with the remaining funds expected to be received during and after the construction period.

3. To approve the forward funding of up to £1.301m to enable the delivery of both new build phases under a single contract which will be a more cost-effective solution in the long term.

4. To approve the release of the balance of £6.942m to enable Cambrian Learning Trust to enter into contract for construction.

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Record of Decision / Final Approval [as per Financial Procedure Rules]

Decision	Approved by
Approved on 06.08.2026	Strategic Capital and Commercial Board

Contents

Sign-off

Sign-offs	Name	Date
Director of Property & Assets	Vic Kurzeja	21/07/26
Strategy / Delivery Professional Lead (Author)	Nick Tomkins	15/7/26
Operational Manager – Assets & Investments	Henry White	10/07/26
Capital Finance Accountant	Graham Clare	09/07/26
Strategic Finance Business Partner	Drew Hodgson	14/7/26
Senior Cost Manager	David Scrimgeour	7.7.26
Service Manager – Childrens Services	Jane Maharry	6.7.26
Planning Operations Manager	Tahira Khan	08/07/2026

1. Executive Summary

1.1 Faringdon Community College (FCC) is a secondary school academy managed by Cambrian Learning Trust (CLT).

1.2 In 2018 a new 14-class block was constructed to enable the school to expand from 7fe to 9fe, however FCC were left with 8 classrooms in poor condition, temporary buildings.

1.3 Several s106 financial contributions are ring-fenced for FCC to facilitate their expansion and these contributions are being used to replace temporary buildings (8 classrooms) with permanent accommodation.

1.4 In January 2025, the Outline Business Case was approved with a budget of £6.100m based on the amount of s106 contributions the council anticipated to receive for investment at FCC.

This FBC budget has increased from £6.100m to £7.362m. The additional £1.262m is needed to meet additional costs as per the summary below. A detailed explanation is included in Section 4.5.

£0.335m	Contract prelims
£0.378m	Mechanical & Electrical
£0.218m	External Works (including Biodiversity Net Gain Requirements)
£0.048m	Contract overheads and profit on the above.
£0.279m	additional client contingency (over and above the standard 5%)

The budget change can be met from additional s106 funding being made available, of which £6.061m has been received and a further £1.301m is secured (of which £0.686m is expected to be received this financial year). See Section 4.7 for details.

1.5 It is recommended that the council forward fund the £1.301m of secured funding as this will enable CLT to deliver the scheme in full. Should this sum not be approved for release, CLT would have to build in separate phases which would increase the overall project cost.

1.6 To date £0.420m has been released at Gates 1 & 2, and this report requests the release of the balance of £6.942m to enable the completion of a Funding Agreement with CLT, so that they can enter into contract for construction.

2. Description & Objectives of the Desired Outcomes & Business Benefits

2.1 See the approved IBC in Section 9 for details.

3. Results of Options Appraisal & Project Scope

3.1 The new build proposals are the same as detailed in the OBC, which is appended in Section 9. External works have increased to meet Planners requirements for BNG.

3.2 There will be 2 new teaching blocks on separate locations on the school site, meaning that it would be very difficult to build both at once from a single site compound. The proposal is to phase the builds but under a single contract so they can overlap.

This solution also allows some of the temporary buildings to remain in use for longer. Had all 4 double temporary buildings been removed at the start, it would leave FCC with insufficient classrooms and SEND spaces.

4. Financials: Estimated Final Costs & Proposed Funding Plan

4.1 The project budget has increased by £1.262m (from £6.100m to £7.362m) due to additional costs which can be funded from s106 funding available towards this project. See Section 4.5 for a breakdown of this budget change.

4.2 CLT have tendered the project, and the outcome using the lowest tender figure, along with associated project costs, shows the FBC budget compared with the OBC budget:

	OBC £m	FBC £m
Construction	4,848	5,945
Fees (pre construction)	338	338
Fees (post construction)	0	128
Surveys, Stats & Misc	59	52
Trust Legal Costs	4	28
Loose FF&E	80	80
Risk Register	141	157
OCC Legal & Property	30	25
OCC Contingency	600	609
Total Project Costs	**6,100**	**7,362**

4.3 The green rows indicate funding that OCC retain and therefore which will not be part of the Funding Agreement.

4.4 The client contingency is £0.279m higher than the usual percentage calculation. This is simply because the project cost build up is less than the s106 funding available and so it makes up the balance.

As the council will be forward funding the secured s106 funding, any unspent client contingency will be retained until the s106 funding has been received.

Explanation of the £1.262m Budget Increase

4.5 The additional £1.262m budget increase is explained/apportioned as below, compared with the figures in the OBC estimate.

- Preliminaries – increase of £0.335m (from £0.540m to £0.875m)
  There has been an element of inflation and knock on affects from global events such as the Iran War and ongoing geopolitical uncertainty that would have been applied to certain aspects of the tender return. These factors would have had the most significant effect to preliminaries, which can be partly driven by increased fuel/utilities and transport costs.

- Mechanical & Electrical – increase of £0.378m (from 0.790m to £1.168m)
  There are also certain materials that have encountered some fairly significant inflation over and above typical BCIS prediction since the time of the OBC budget, for example metalwork costs have continued to increase due to higher energy prices, raw material costs and international trade pressures, which has affected mechanical and electrical costs, where equipment costs, manufacturing lead times and specialist labour costs have been affected.

- External Works – increase of £0.218m (from £0.306m to £0.524m)
  The scope of works has increased to take into account Biodiversity Net Gain (BNG) requirements set by the VOWHDC Planners as well as other changes to the design.

- Overheads & Profit on the above – increase of £0.048m (from £0.207m to £0.255m)
  This is a standard % calculation on the construction contract.

- Client Contingency is £0.279m over and above the usual 5% calculation
  See Section 4.4. Any unspent Client Contingency will be retained until the council receive the secured funding

4.6 The IBC and OBC released a total of £0.420m, and therefore the balance of £6.942m is requested for release. Once approved, the Funding Agreement can be completed and once that has been done, CLT can enter into contract for construction.

S106 Funding

4.7 There are 12 separate s106 Agreements with contributions to make up the total of £7.362m. The received and the secured split is (V/FA/EDSC/2):

£5.593m	Held
£0.468m	Spent
£1.301m	Secured
£7.362m	

Forward-Funding the Secured Funding

4.8 It is recommended to forward fund the secured sum of £1.301m, which is split between 2 Agreements. This will be met from the Basic Need Contingency.

4.9 One of the Agreements is for £0.686m, which is expected to be received this financial year and therefore, it’s a very low risk for the council to not receive it.

The second Agreement is for £0.616m and as yet there is no date for implementation. Therefore, there is a risk that this funding may not be received for some time.

4.10 By agreeing to this recommendation to forward fund £1.301m, it will enable CLT to deliver both phases of work under a single contract, resulting in both phases being affordable. Should the decision be made to not approve this recommendation, that would mean that CLT can only afford to deliver phase 1 and by the time all funding is received, the cost for phase 2 will have increased and may not be affordable.

BUDGET (£000’s)	G0 (IBC)	G1 (OBC)	G2 (FBC)	G3 (PC)	G4 (FC)	MOVEMENT
Stage 1 Concept Design	120	120	120			-
Stage 2 Design & Procurement	400	300	299			-1
Stage 3 Delivery / Construction	4,886	5,155	6,329			1,174
Stage 4 Close Out	-	5	5			-
Contingency	600	520	609			89
TOTAL	**6,006**	**6,100**	**7,362**			**1,262**

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EXPENDITURE	G0 – IBC	G1 – OBC	G2 - FBC	G3 - PC	G4 - FC	MOVEMENT
2024/25	300	140	155			15
2025/26	600	494	264			-230
2026/27	3,465	2,403	3,000			597
2027/28	1,041	3,000	3,941			941
		63	2			-61
Contingency	600	Inc above	Inc above			
TOTAL	**6,006**	**6,100**	**7,362**			**1,262**

5. Project Delivery Timetable & Procurement Plan

	G0 (IBC)	G1 (OBC)	G2 (FBC)	G3 (PC)	G4 (FC)	MOVEMENT
IBC Approval	**Feb 2024**					
Stage 1 Feasibility Study	Mar 2024					
OBC Approval	**Sep 2024**	**Jan 2025**				
Stage 2 Design & Procurement	Oct 2024	Feb 2025				
FBC Approval	**Oct 2025**	**Nov 2025**	**Aug 2026**			**8 months**
Stage 3 Delivery / Construction	Jan 2026	Feb 2026	Oct 2026			
Completion / Handover / Fit-Out & Occupation	July 2027	tbc	Aug 2028			
Project Close	**Oct 2027**	**tbc**	**Dec 2028**			
Stage 4 Close Out	Aug 2027	tbc	Sep 2028			
Final Close	**Nov 2027**	**tbc**	**Nov 2029**			

6. Risks, Constraints, Dependencies & Exclusions

Outside of the standard design and construction risks, the key project risks are:

Description of areas or sources of risk and impact on project	Mitigation	Owner
Should it not be approved to forward-fund the secured sum, that will mean that only one of the two builds can progress and as the timeline for receiving £616k is unknown, the timeline for the 2nd phase would also be unknown. This could mean that by the time the funding is received, costs have increased beyond the funding available	By approving the forward-funding, it will enable CLT to deliver both phases within the funding available	OCC

7. Communication & Consultation (Internal & External)

7.1 CLT have been through the planning approval process which involved a consultation period with local residents and Statutory Consultees.

8. Project Governance

8.1 The design, programme, risk register and cost plan have been regularly reviewed by the Property SLM. Property Cost Management review the cost plans for all Business Cases.

8.2 The Advanced Funding Letter, Initial Funding Letter and Funding Agreement have/will confirm the requirements of the council including how much funding has been/will be made available for each stage.

9. Appendices

1. Approved Outline Business Case (OBC)

APPROVED Faringdon Community College (G1) OBC.pdf

2. Tender Report

25030 Tender Report No.1A Rev A 24.06.26.pdf