

Capital Items Referred to the Budget Process

The following items have been referred to the budget process which the Council is asked to provide a decision on whether they wish to take these projects further:

Finance & Resources Committee – 6 November 2025

Northfield Area Asset Review – Strategic Outline Business Case F&C/25/233

“The Committee agreed to:

- (a) approve the Strategic Outline Case included at Appendix A of this report; and
- (b) note the decision of the Education and Children’s Services Committee on 16 September 2025, to:

- Instruct the Chief Officer – Corporate Landlord to develop an Outline Business Case, to present detailed options and costings for the creation of new community campus facilities to serve the Northfield Area, which would support the delivery of the Family Support Model in Northfield, allow for the reduction of excess school capacity, and provide opportunities for the consolidation of existing Council buildings in Northfield; and

- Instruct the Chief Officer – Corporate Landlord to **submit the completed Outline Business Case for approval to the budget setting process for 2026/27.”**

The Outline Business Case was completed in early 2026 and included within the information packs circulated to elected members as part of the budget preparation process.

The Project Overview in the Outline Business Case states:

“The current Northfield Academy is situated on approximately 3.60 hectares to the south of Cummings Park in Northfield, and is made up of several buildings constructed in the 1950’s, some of which are known to contain Reinforced Autoclaved Aerated Concrete (RAAC) roof panels.

The proposed project is to create a new Community Campus, at the heart of the local Northfield community, which will provide modern education facilities, recognising the central role which schools and learning play in the life of a community. The proposed 1,000 pupil capacity Northfield Campus will replace the existing Northfield Academy, providing secondary education for pupils from the Middlefield, Mastrick, Cummings Park, Northfield, and Heathryfold localities. In addition, a new primary school, providing up to 651 primary pupils places, will be included in the campus, allowing three existing primary schools in Northfield to be relocated into one modern primary school facility, which would help reduce excess pupil capacity and within the existing estate. The new campus will also create new flexible space for use by the wider community, to encompass the Future Libraries Model, and there will be opportunities for members of the community to contribute to the design and specification of this space.

The new campus will very much be an exemplar project in terms of net zero and green credentials, and it will embrace the Council’s Community Campus principles. In addition, it will provide a solution to the need to remove the RAAC present in the existing Northfield Academy in the long term, whilst also addressing rising backlog maintenance costs and ongoing concerns about the condition and suitability of both the primary and secondary school buildings which form the scope of this project.”