

**London Region LSC  
Capital Strategy:**

**The way forward**

**For Consultation  
October 19 – November 20 2006**

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## Foreword

Since 2001, LSC London has supported the investment of £500 million of capital funds in the sector and by 2011, expects to increase this to a minimum of £1.3 billion in modernising the buildings young people and businesses rely on to gain the skills needed for the capital's future competitiveness.

The first London Learning and Skills plan, published in March 2006, set out how we will invest our revenue budget in 2006-07; this Capital Strategy sets out proposals for how and where we will invest capital funds over the next five years. We will be revising the strategy on an annual basis to ensure our learning and skills priorities are continually reflected in our capital investment.

Local needs are urgent so the pace of capital investment needs to increase in response. We have worked closely both regionally and locally with our partners and providers to develop and deliver capital programmes across the region. This strategy will be shared with the Regional Board in London and sets out the principles which will drive our capital planning process.

The London Regional Capital Strategy is divided into two sections. Section A sets out the regional vision, the principles and priorities upon which capital planning will be based. Section B is the local element of this strategy and contains the five local capital plans. The local plans contextualise the local areas and provide a brief summary of their capital projects. Amongst the listed projects, we have set out descriptions of projects that are already underway but also the outline of projects we wish to support over the next five years.

(Once consultation has been completed, there will be a section in the foreword which will state the outcome of our consultation and the involvement of our partners in supporting the development of the strategy)

## Section A:

*This section sets out the regional vision, the principles and priorities upon which capital planning will be based.*

### 1. SUMMARY

#### 1.1 Vision

**Our vision is to create a pan-London network of world class learning environments for all by 2013.**

A set of high quality environments is a key element of the overall LSC mission to deliver world class skills for London.

Key outcomes will be to re-establish and maintain London's competitive edge over other World Cities through improving the skills of London's workforce, raising participation, retention and achievement and contributing to raising London's low employment rate.

#### 1.2 Priorities for investment

The London Learning and Skills Plan for 2006-07 makes clear the LSC's mandate to plan the delivery of skills London needs. Significant capital investment - estimated at between £1bn and £1.5bn - in buildings and facilities is essential to this purpose.

The economic mission of further education will strengthen. Demand for further education as set out in the Further Education White Paper<sup>1</sup> and capital investment to support it will grow. By raising participation in education at 17, young Londoners will improve their chances of contributing to London's vibrant economy, with increasing numbers progressing into higher education.

London's employers survive globally by virtue of delivering a high quality product. They expect that same high quality of further education in terms of the training offer and the learning environment. The scale of the capital investment proposed in developing modern learning facilities will attract greater employer engagement and improving workforce skills will become a reality.

This Strategy sets out in detail how we will use our capital investment to support the seven priorities set out in the London Learning and Skills Plan:

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<sup>1</sup> Further Education: Raising Skills, Improving Life Chances, DfES, March 2006

Our Priorities are to:

1. Improve educational opportunities for all young people
2. Tackle London's skills gap
3. Integrate skills with regeneration
4. Equip Londoners with the skills they need to benefit from investment in the London 2012 Olympic Games and Paralympic Games
5. Upskill the public sector workforce
6. Transform the learning and skills sector through *agenda for change*
7. Improve our effectiveness at a regional and local level.

### 1.3 How London is different

London's distinct economic and social role in the UK economy is well-documented by the Mayor. Similarly, planning local capital investment in London needs effective management of a market in which the supply side is exceptionally dynamic with Skills and Schools Academies entering alongside changes in demand arising from demographic and new patterns of accessibility resulting from new public transport infrastructure.

#### Demand

Key factors influencing demand include:

- (1) **Employment growth and structural changes** - One million net additional jobs are forecast to exist by 2026 - about two thirds in the professional and business services sectors. Most jobs will be created in the opportunity areas identified in the Mayor's London Plan and growth areas including the Thames Gateway.
- (2) **Geography of demographic changes** - London's population is set to grow by 7% to 2016 but in London East it will grow by 13%. With a growing but ageing population, facilities to acquire and develop skills and re-skill will be a central enabling tool allowing Londoners to access the forecast growth in the number of jobs.
- (3) **Workforce development** - Nearly 75% of London's firms operate as sole traders and close to 25% as small and medium-sized businesses (SMEs). We have worked successfully with SMEs and larger employers to deliver work-based learning on employers' premises which will increase under the LSC's *Train to Gain* programme. Demand for higher quality on-site facilities offered by further education providers will grow as they develop a network of specialist expertise, building on existing Centres of Vocational Excellence (CoVEs) and become more focused on their economic mission.
- (4) **Skills gaps** - Economic activity continues to shift towards more high value-added activities and increasingly, employers need people with Level 3 skills and above – quantified in the interim findings of the Leitch report.<sup>2</sup> The report also finds that despite significant improvements, we still need to tackle the stock of low skilled adults without qualifications, basic literacy and numeracy. The London Annual Business Survey indicates that the number of employers reporting skills shortages rose in 2004 notwithstanding their ability to draw on in-commuting. Therefore, to secure London's continued growth in Gross Value Added per worker, capital investment is needed in high quality facilities to support entry level demand but also encouraging progression into higher education. As the working age population is set to grow by over half a million people by 2016 – 80% of whom will be from Black, Asian and minority ethnic group,<sup>3</sup> relevant facilities are essential to achieve inclusion.

<sup>2</sup> Leitch, Skills in the UK: The long-term challenge, HM Treasury, interim report, December 2005

<sup>3</sup> The Mayor's Spatial Development Strategy for Greater London, 2004

- (5) **Curriculum quality and flexibility** - To raise participation and achievement, government, in its latest White Paper, has identified an expanded and defined role for further education to provide better quality and choice to 14-19 year olds, especially by expanding vocational options. Further education is well-placed to deliver, in particular, the “heavy end” of the vocational curriculum.  
As quality and choice improve further, the pattern of provision will continue to change and we have currently estimated potential demand for between two and six 16-19 academies and thirteen to twenty new school sixth forms.
- (6) **Inequalities of outcome** - A particular feature of London’s economy is the continued inequality of outcome for non-white, women and disabled Londoners. Pockets of intense deprivation exist throughout the majority of London’s boroughs. The average employment rate in London at 69.4% lies persistently below that of other parts of Britain and markedly more so amongst non-white Londoners, women and disabled people, where employment rates are 56%, 63% and 40% respectively. To achieve the LSC’s national target of 90% participation amongst 17 year olds by 2015 is challenging. Ensuring all buildings incorporate high quality enrichment facilities has also been shown to be a useful lever to attract and retain those not in employment or education (NEET) into learning, develop work-readiness skills and achievement. These same facilities can provide centres of community and first steps learning and contribute to local economic development.
- (7) **Increasing capacity for students with learning difficulties and disabilities** - Around 20% of young Londoners (between 16 and 19) in education are known to have special educational needs (about 2,500 aged 16-24 having higher support needs). We know there are unmet needs – especially amongst those who are in the NEET group. We will invest more in high quality local learning environments to increase local capacity. As host to the Paralympics 2012, our investment in world class educational facilities can be an exemplar of inclusive built environments.

Other sources of demand specific to London include the effect of the in-commuting of around 1 million people daily with demand for personal development facilities. Although not a funding priority for the LSC, demand for capital facilities is forecast to continue, especially in London Central and London East.

## Supply

Planning capital investment operates within the context of London’s changing demographic structure, changes in accessibility resulting from public transport investment and responding to the demands of an increasingly high value-added economy. Investment of capital in support of curriculum planning has to be coordinated across a highly dynamic pattern of supply. This includes new schools, reorganisations, School Academies, Skills Academies, 14-19 vocational centres, employer provision as well as London’s 55 further education institutions and its higher education institutions. New providers, for example, from the voluntary and private sectors entering the market, and how students choose to combine the provider options available to them are likely to refine further current demand and the supply patterns.

Key factors influencing supply include:

- (1) **Historical underinvestment, resulting in poor stock** - Evidence of the LSC’s significant past investment (totalling nearly £500 million) can be seen in the excellent new colleges now built, but, nearly half of London’s further education estate remains unfit for current or future purpose.

- (2) **High cost of building** - London has the highest cost of construction in the country – nearly 20% above the national average. This is set to increase further as skills shortages continue with high levels of demand for major infrastructure projects such as at Heathrow and the Olympics.
- (3) **Range of providers** - As the supply of providers (including new Schools Academies and national Skills Academies) becomes more complex, some existing providers will need to improve the quality of their offer and adjust their current curriculum focus to improve choice and develop growth in student numbers. In a few cases, they will need to relocate to fill gaps in vocational provision rather than compete in a crowded market.
- (5) **Technological developments** - e-learning, for example, will be a useful addition to access learning, but is only likely to have any impact on space above Level 3 and so the effect on the space needs for further education colleges is likely to be marginal.
- (6) **Collaborative arrangements** - In a few cases, colleges or outreach facilities need to be relocated to where people can access them better – especially by public transport. Collaborative arrangements with local authorities will be a key part of this at local level – either by gifting surplus land, sharing school premises or through greater cooperation on planning issues.
- (7) **Train to Gain** – with delivery on employers’ premises, capital investment in their own facilities will sometimes be required.
- (8) **CoVE network** – although delivery is often of high quality, the premises frequently undermine the reputation of the provider. Investment to provide a network of high quality vocational facilities – including the Centres of Vocational Excellence, Skills Academies and Specialist Schools is essential.
- (9) **Regeneration** (including the impact of planning gain arrangements) - London’s high land cost base makes relocation to more accessible locations almost impossible. London’s large regeneration programme could assist the supply of further education by making land available through the planning system. Conversely, our own large scale investment programme is able to make a valuable contribution to the Mayor’s aims in the Opportunity Areas, Areas for Intensification and Areas for Regeneration identified in the London Plan.
- (10) **Learners with learning difficulties and/or disabilities** – Regional priorities are to develop centres of excellence; develop more high quality locally based provision, including collaborative ventures involving specialist and mainstream providers; promote partnership working, including the development of multi-agency funded models of provision; promote routes to sustainable employment; and to ensure the curriculum reflects the differing needs and characteristics of learners.

#### 1.4 Estimated investment 2006-11

The table overleaf sets out the aggregate total estimated investment over the next five years. This was developed mainly from the basis of provider intentions and does not include a forecast spend for some projects that haven’t yet been costed and is therefore the minimum expected investment.

The space currently occupied by the existing FE providers in London (excluding adult education providers) totals around 1million m<sup>2</sup>. By rebuilding more efficiently and not accounting for growth

in participation and demographic changes, around 30% might be eliminated. Around 25% of the total floor space has already benefited from the LSC's capital investment and is in "excellent condition" and therefore not requiring significant investment during the period of the strategy. Therefore, around 45% (450,000m<sup>2</sup>) of the total existing floor space needs to be rebuilt. This increases to around 600,000m<sup>2</sup> taking into account likely demand for vocational provision as envisaged by the FE White Paper notwithstanding a trend of falling contact hours, better space utilisation and changes in the pattern of supply.

Although investment will be across the whole of London, we will continue to support investment in the Thames Gateway, in the Lee Valley and £300 million and in the Western Wedge. We will also make an important contribution to the vibrancy of London's local town centres and suburbs.

Local LSC	Capital projects at approval stage or underway	Capital projects under discussion	Total cost of all projects
London Central	£184m	£159m	£343m
London East	£31m	£225m	£256m
London North	£44.7m	£161.15m	£205.85m
London South	£47.77m	£264.1m	£311.87m
London West	£98.5m	£99.55m	£198.05m
<b>Total</b>	<b>£405.97m</b>	<b>£908.8m</b>	<b>£1,314.77m</b>

## 1.5 Delivery and risk

- **Revenue funding** Delivery will be achieved through the 16-19 Capital Fund (in particular for schools), but more largely by colleges (which will continue to be expected to borrow against their projected income) investing alongside the LSC. Although income derived from other sources such as work with employers is set to rise – as set out in the White Paper- it will remain largely reliant on the LSC's revenue funding. Securing sufficient revenue funding to support the government's objectives to raise participation and achievement will be crucial.
- **Project management capacity** To achieve the estimated scale of improvement in the quality of the further education estate by 2013 will need larger projects increasing in costs from the current average of £5.8 million (£2.3 million in Further Education Funding Council-approved projects) to at least £15 million. Capacity amongst providers – particularly in project management – needs to be strengthened and added alongside colleges' own improvements in business efficiency and procurement. The LSC's new regional structure will support this combined with national procurement initiatives.
- **Potential duplication** The pattern of supply in London will continue to change as the curriculum offer is planned across a more dynamic range of existing and new providers. Some duplication in supply in the inter-regional travel to learn catchments also exists – including with the South East (Surrey and Kent in particular) and will be resolved through greater regional working introduced by the LSC in 2006. Improved coordination of curriculum and capital planning will also assist, made easier with the new LSC regional teams.
- **Capital funding rules** Building on the 16-19 Capital Fund which allows the better integration of curriculum and capital planning between schools and colleges, The White Paper calls for the LSC to address the needs of 14-19 year olds. We will therefore be

introducing 14-16 pilots for colleges later this year with a view to incorporating it into the mainstream of capital activity from 2007-08.

- **London's high cost base** together with the scarcity of land and coupled with delays in the planning system can delay and frustrate the ambitions of providers in developing new facilities where they are needed most.
- **Sustainability policy application** Capacity within the sector to deliver bids which support the Buildings and estate section of the LSC's Sustainable Development Implementation and Delivery Plan. Internally, LSC ability to analyse and implement the strategy.

## 1.6 Investment outcomes

This capital investment strategy will bring about sizeable returns. Recent research confirms that modern learning facilities attract learners and employers; and they can help improve learner retention and achievement rates. A rate of return of around 20% results from higher participation, without taking into account the much wider economic, community and health benefits resulting from greater achievement.

In this way, any capital project is likely to support London LSC's first two priorities. However, our capital investment proposals represent an opportunity to do more. For example, using capital redevelopments to integrate skills within regeneration projects and contribute to London's environmental sustainability by replacing inefficient buildings with more sustainable ones.

Other benefits from investment set out in this Capital Strategy for London include:

- **Reducing operating costs** By replacing the existing poor stock, a space saving of about 30% could be achieved across London. In operating cost efficiencies, this is worth between £4 million and £8 million each year: resources available to improve educational quality,
- **Reducing the carbon footprint** of our further education estate by a broad estimate from the Carbon Trust of around 40%, managing waste and water more responsibly and contributing to improvements in biodiversity.
- **Reducing** the environmental impact of travel and tackling the issues of providing access for all.
- **Enabling disabled people** with residential learning needs to access high quality regional and national centres of excellence and to create high quality facilities for over 15,000 students with a range of learning support needs, to access further education locally so they can remain part of the local community.
- **Improving the employment participation rate** (especially, those currently economically inactive and those likely to remain in low pay and/or workless). The greatest effect will be seen where the economic activity rates are lowest.

Our investment is also a major driving force in all aspects of the region's economic development:

- **Raising workforce skills** by creating a network of specialist expertise that really engage the region's local businesses, focused especially on the existing economic hubs and sub-regional growth areas.
- Contributing significantly to local **skills-led economic regeneration** through a tri-region £560 million investment programme in the national growth area focused on the Thames Gateway and making a substantial contribution towards the continued success of the Central Activities Zone and strategic employment locations.
- **Improving progression routes and knowledge transfer** through better links with the region's higher education institutions and the creation of local learning campuses.

- Offering a major local **community resource** - including activities - vital to personal development, essential first steps learning and providing opportunities for those returning to work to refresh their skills.
- Leveraging and supporting the key driver of the **2012 Olympic Games and Paralympic Games** especially by investing in our skills network [Skills Academies, CoVEs and their partners, vocational specialist schools etc] to deliver a lasting legacy and provide essential support to the Games.

The increased scale and pace of renewal proposed in this Capital Strategy will result in more Londoners engaging with further education, achieving their own personal potential and supporting London’s continued economic success. Our success, will underpin London’s continued role as a World City and powerhouse of the UK economy.

## 2 THE LONDON FRAMEWORK FOR FUTURE CAPITAL PLANNING 2007-12

One of the key strengths of the LSC is its ability to act both regionally and locally; and the London Capital Strategy will not replace formal capital project appraisal processes such as educational, the financial, or property business cases.

Our vision and the seven priorities listed in sections 1.1 and 1.2 will be maintained. But our capital investment proposals are refined to ensure they also meet a set of guiding principles (set out below) in the development of Section B in this Capital Strategy. These principles form a basic framework which will allow our capital funds to be spent in a consistent manner, without being prescriptive or mechanistic.

### 2.1 London’s Capital Investment Principles

**i. Supporting our priorities for London (including contribution to Public Sector Agreement targets)**

Each local Capital project sets out how it will directly contribute to one (or more) of London’s priorities. Specific contribution to PSA targets (and other regional measures of success) are also considered and articulated.

**ii. Improvement of existing stock**

Nearly half of London’s FE accommodation is in poor physical condition or functionally unsuitable. Growth in demand will be derived from increasing participation more than growth in the 16-19 population. In the context of Skills and Schools Academies, some colleges will need to refocus their offer to maintain or grow student numbers and so justify capital investment necessary to improve the current condition of their estate.

Percentage of floor space that is rated as unsatisfactory/fair	100	80-99	60-79	40-59	20-39	0-19
Number of London Colleges	21	12	6	8	0	8

Local plans will include proposals to tackle any unsatisfactory accommodation stock featured in this list as a priority.

**iii. Strategic need**

The StAR process identified local priorities, areas of need and potential gaps. This analysis is drawn upon to ensure capital projects are coherent with local and regional educational drivers. Specifically, capital developments:

- Are consistent with the LSC's 14-19 vision and adult skills strategy
- Promote local collaborative practices
- Strive to deliver a 21<sup>st</sup> century learning environment for all
- Line up strategically with the Building Schools for the Future programme
- Consider and are informed by the travel to study evidence base
- Contribute to the sub-regional and regional learner offer and do not duplicate nearby provision

**iv. Potential to contribute to efficiency gains**

Capital investment is being used to drive efficiency within the FE sector. Efficiency gains can be in the form of cashable (lowering variable or fixed costs) or non-cashable savings (such as redevelopment of duplicated provision or better recruitment and retention).

Efficiency gains can also be identified by adopting environmentally sustainable methods. It has been estimated that by replacing the existing poor stock, a space saving of about 30% could be achieved across London.

**v. Regeneration contribution**

The estimated capital investment programme of around £1.5bn makes the LSC a significant investor. Capital projects will:

- Make a positive contribution to the local urban landscape through high quality sustainable practice in all design, new build and refurbishment activities
- Contribute towards an overall reduction in carbon emissions
- Improve management of water and waste, and reduce the environmental impact of travel
- Contribute to the wider access agenda (extended hours)
- Improve digital access, e-learning and technical infrastructure best practice

**vi. Financial risk value for money and affordability**

Capital projects will continue to adhere to the LSC's financial risk, value for money, and affordability criteria.

**vii. Sectoral issues**

Projects will take account of London's sectoral needs and, specifically, respond to recommendations arising from Sector Skills Agreements.

**viii. Supporting Learners with Learning Difficulties and/or Disabilities**

Capital projects will increase economic participation of learners with learning difficulties and/or disabilities by assisting them to progress to further study and sustainable employment. Any new build proposals should consider, following consultation with the LSC, the need for and possibility of, the delivery of provision for learners with learning difficulties and/or disabilities, even if the college does not deliver provision itself. Providers' own capital strategies must also consider all access and support requirements to ensure compliance with the Disability Discrimination Act.

## Section B:

*The next section looks at the five local LSC areas in more detail including an outline of approved and underway projects and projects currently under discussion.*

### London Central - A vision for Capital Planning

#### The Local Area

The LSC London Central area consists of seven boroughs: Camden, Islington, Kensington and Chelsea, Lambeth, Southwark, Wandsworth and Westminster and contains a population of just over 1.57 million, representing 22% of the Greater London population.

It is an area of great contrast – a global economic hub but there are many areas of high deprivation. It benefits from a dynamic, growing and diverse population but has challenges, such as a highly mobile population. The total population of London Central is forecast to rise by some 160,000 people taking the total to 1.73m by 2021. In the same period, the 16-18 population will grow strongly, increasing by 9% or an additional 4,000 young people.

London Central differs from other areas in that the population nearly doubles each day owing to the influx of 1m adults who work in the local area. Employment is presently at just under 1.5 million and growth of a further 120,000 jobs is projected by 2012. Our analysis shows that the important sectors for future employment in the London Central economy will be: health, public services and care; business administration and law; retail, hospitality and commercial enterprise.

However, unemployment is well above the national average and central London has nearly 40% of London's very long term (over 5 years) unemployed. Almost 50% of employed people are educated to degree level or above, yet a third of residents have low or no qualifications. Around a third of Central Londoners are from black or ethnic minority backgrounds (BME), and many BME communities have higher concentrations of low qualifications and high unemployment.

#### Major Developments

- **Battersea** – a major development on the site of the Battersea Power Station bringing employment in hospitality and retail.
- **Kings Cross** – a key London development centred on the transport hub with retail and housing development.
- **Elephant and Castle** – regeneration in Southwark bringing new housing and business investment.

#### Key Issues

Participation by 16-18 year olds in the local area has increased significantly in recent years with growth in school sixth forms and colleges and the work based learning Entry to Employment (E2E) programme. In line with this rise, the number of young people who are NEET has substantially reduced.

With London Challenge, the school landscape is seeing great change with potentially as many as 20 local Academies expected by 2015. This new provision, as well as new sixth forms at existing schools, will bring change to current travel to study patterns and learner choice at 16-18.

Too many adults in central London are not skilled to full Level 2 or higher and therefore have restricted employment opportunities. Working with employers to provide skills for adults is the major task for local further education and other adult providers.

### **Local learning estate**

Since 2001, the LSC has invested in further education facilities in the London Central area. City and Islington College underwent a major redevelopment with new facilities at Finsbury Park, Camden Road and the sixth form college at the Angel, Islington. The City Lit was rebuilt at Keeley Street to provide a purpose built adult learning centre in the heart of the West End. In the boroughs south of the river, schemes to improve facilities at St Frances Xavier Sixth Form College and Southwark College were completed. In addition, there has been investment across the sub-region to improve accessibility for learners with learning difficulties and/or disabilities (LLDD).

5 of the 7 general further education colleges in the local area still require significant investment to bring facilities up to a reasonable standard for the delivery of learning and skills. Good progress has been made with developing proposals to address the poor condition of these colleges. The LSC has approved in-principle major redevelopment schemes at Westminster Kingsway College, South Thames College, Kensington and Chelsea College and Lambeth College with estimated total project costs of £200m. Further urgent discussions are taking place with City of Westminster College in order to resolve the need to replace the existing Paddington Green building. The local capital programme will play a significant part in the skills investment needed in central London.

There are a significant number of schools with sixth form which have current accommodation issues requiring attention. The DfES Building Schools for the Future (BSF) initiative is underway in Westminster, Southwark, Lambeth and Islington and in Camden, Kensington and Chelsea and Wandsworth, partners are developing new proposals. This initiative provides a key opportunity to improve 14-19 school facilities alongside the LSC capital investment. Consideration is being given to the extent to which future facilities can be integrated to achieve a coherent and flexible learner entitlement.

The quality of facilities at adult providers is variable. The LSC will locally explore opportunities to improve the learning environment for adults. A project to improve accessibility at the Working Men's College in Camden was recently approved by the LSC. Facilities for learners with learning difficulties and/or disabilities will be a priority for improvement such as The Grange at Southwark College and the LSC locally will seek to work in partnership with specialist providers to consider the scope for co-locating resources.

***Our priority is to address the poor quality of facilities in the existing post-16 estate in London Central.***

## At Approval Stage or Underway Projects – London Central

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
<b>Camden</b>	Westminster Kingsway College	Major redevelopment of existing Kings Cross site to address the poor condition of the current facilities. The existing accommodation is inefficient in terms of space and cost, and provides a poor quality educational environment. The proposed redevelopment of the site will make a significant contribution to the local regeneration of the Kings Cross area. The project will replace the existing building with a new centre. The facilities serve young people and adults who study a range of general vocational and education provision including access to HE and Skills for Life.	£55m	Work is expected to begin in Spring 2007. The project has in principle approval from the LSC.  This project has not yet received detailed approval. A bid has been received.
<b>Kensington and Chelsea</b>	Kensington and Chelsea College	The project is to build a new further education centre adjacent to the current college site at Hortensia Road. The objective is to provide accessible and high quality learning facilities for young people and adults. The current grade 2 listed building accommodation is poorly configured and inefficient for the delivery of learning and skills. The centre is part of a Centre of Vocational Excellence for Career Pathways in the NHS and the college is the lead provider for offender learning in West London. The project also includes the refurbishment of the Wornington Centre in the north of the Royal Borough of Kensington and Chelsea.	£12m	Project approved by the LSC and awaiting planning permission for an enabling development.
<b>Lambeth</b>	Lambeth	Construction of a new sixth form centre at the Clapham Common site of Lambeth College. The development of the centre is part of a 14-19	£31m	Project approved in principle by the LSC and

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
	College	strategy for the London Borough of Lambeth to improve the availability of local 16-18 provision. The centre will provide new high quality facilities for young people to study in the heart of Lambeth. The proposals follow an area wide inspection of 16-18 provision in the borough.		expected to being in Spring 2007. This project has not yet received detailed approval. A bid has been received.
<b>Lambeth</b>	Lambeth College	The current Vauxhall site of Lambeth College requires redevelopment to improve the current condition of facilities. The site is poorly configured and the building is out-dated for the delivery of future learning and skills. It is an important sub-regional centre for vocational skills and accommodates a Centre of Vocational Excellence for Building and Construction. In additional there is a wide range of vocational and technical programmes for young people and adults in engineering, hair and beauty, creative studies and Skills for Life. The project will renew facilities.	£15m	Approved in principle and expected to begin after 2008. This project has not yet received detailed approval. A detailed bid has not been received.
<b>Lambeth</b>	Lambeth College	The Brixton site of Lambeth College provides courses in accounting, administration, business and management and computing as well as Skills for Life. It is a Centre of Vocational Excellence in Finance and Management. The existing building stock at the centre requires renewal as the fabric of the existing building is poor. The project will provide new and accessible facilities for the delivery of learning and skills.	£15m	Approved in principle and expected to begin after 2008. This project has not yet received detailed approval. A detailed bid has not been received.
<b>Southwark</b>	Southwark	This project provides new facilities for learning with difficulties and/or	Self-	Approved by the LSC and

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
	College	disabilities at the Grange Centre of Southwark College. The current temporary accommodation and Victorian school site requires redevelopment to provide up-to-date high quality learning environment for the cohort.	financing proposal	awaiting planning permission.
<b>Wandsworth</b>	South Thames College	The project is to redevelop the Wandsworth High Street site of South Thames College. The current accommodation is in a poor condition, inefficient and poorly configured. The investment enables the rationalisation of provision at Putney Hill to a single new campus at Wandsworth High Street. The centre will accommodate a major vocational provision for young people and adults in construction, engineering, business administration, music technology, hairdressing, computing and Skills for Life. It is a Centre for Vocational Excellence in Career Pathways in the NHS and Music Production and Technology. The project will replace existing facilities through a combination of new build and refurbishment.	£56m	Approved in principle by the LSC and expected to begin in Spring 2007. This project has not yet received detailed approval. A bid has been received.
<b>Total for London Central</b>			<b>Total £184m</b>	

## Capital Project under discussion – London Central

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status - Preliminary discussions/ Awaiting application/ Application in progress
<b>Islington</b>	To improve facilities at the Marlborough Building of City and Islington College	The Marlborough Building of City and Islington College requires redevelopment to bring it up to a reasonable standard of accommodation for the delivery of skills. It is a Centre for Health, Social and Childcare and a Centre of Vocational Excellence of Early Year and Childcare provision. Provision includes courses for adults with learning difficulties and/or disabilities, which would be enhanced by investment in facilities.	£30m	Preliminary discussion
<b>Lambeth</b>	To improve accessibility to facilities at Morley College at Westminster Bridge Road	This college main site at Westminster Bridge Road requires updating to improve accessibility. The proposed project under discussion also includes additional teaching accommodation at the front of the main building.	£5m	Preliminary discussion
<b>Southwark</b>	To provide a centre for 14-19 vocational skills in Southwark	The project would be to redevelop the Waterloo Centre of Southwark College to provide facilities for 14-19 vocational students, basic skills students and upskilling the public sector workforce. Redevelopment may include improved facilities for students including a cafeteria and new HE student residences.	£11m	Preliminary discussion

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
<b>Westminster</b>	To improve further education facilities condition of the City of Westminster College Paddington building	This critical project is required to address the condition of the existing accommodation. The Paddington Centre is the main campus of City of Westminster College and offers a wide range of vocational and technical courses for young people and adults including engineering, electrical installation and motor vehicle. The centre is a Centre of Vocational Excellence for New Media Technology. The project will be a new build of the centre replacing the existing poor building.	£70m	Awaiting application
<b>Westminster</b>	To improve facilities for hospitality, business, public administration and business at Victoria	The Victoria centre is a major centre for vocational skills. The existing facilities are in need of refurbishment and new build to realise the full potential of the site. The project will renew the facilities to provide a high quality learning environment for young people and adults. The centre has strong links to employment through Centres of Vocational Excellence in Public administration and Hospitality, and services to business.	£23m	Application in progress
<b>Westminster</b>	To redevelop the Soho centre of Westminster Kingsway College to provide skills for the creative industries in	This project is part of a major rationalisation of the Westminster Kingsway College estate. The current centre in Soho is housed in a Victorian board school and the quality of facilities is poor. The project would provide new facilities serving the vibrant local creative industries sector as well as	£20m	Awaiting application

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
	the heart of the West End	other local business needs. It would address the poor accessibility to the site.		

## London East - A vision for Capital Planning

### The Local Area

The LSC London East area consists of ten boroughs: Bexley, Barking & Dagenham, Greenwich, Hackney, Havering, Lewisham, Newham, Redbridge, Tower Hamlets and the City of London and contains a population of just over 2 million, representing 27% of the Greater London population.<sup>4</sup>

The broad pattern of population change for the 14-19 age group is one of slight decline by 4.6 per cent up to 2016 from 154,000 (2004) to 147,500. After this decline in the middle of the next decade, the number of young people aged 14-19 is projected to rise again by 10 per cent up to 2031, compared with the figure for 2004.

The narrower age cohort, 16-18, has a similar trend pattern with numbers declining from 76,800 in 2004 down to 73,300 in 2016, and moving up to 78,100 by 2021, and continuing upwards to 82,200 in 2026. The 2016 figure is 4.6 per cent below the 2004 16-18 population figure, and the 2026 figure rises to 7 per cent above the base figure.

The Thames Gateway Audit (March 2005) forecast a significant growth in office-based jobs, and suggested that almost 60 per cent of the new jobs created in the Thames Gateway would require employees with skills at level 3 or above. The impact of the preparations for the Olympics and its legacy will become clearer over the next year or so. We have to take a differentiated approach that recognises the unique structure of the capital's economy, as virtually all of the 25 Sector Skills Councils identify London as a priority region.

The requirement for substantial training to levels 3 and 4 may have an impact on the requirements for specialist estate provision, though this will need to be balanced with workplace delivery. The demand for generalist accommodation, particularly with IT capability, is likely to increase as each of the sectors with employment growth will increase its use of IT to deliver services.

### Major Developments

- **Barking & Dagenham** - Barking Town Centre – major redevelopment including more than 4,000 new residential units, a Lifelong Learning Centre, retail space and cultural facilities. The London Riverside development is providing 7,000 residential units in the shorter term, but over 20,000 units in the longer term, as well as 25,000 new jobs.
- **Greenwich Peninsula** – £5 billion mixed use regeneration project including the O2 (formerly Millennium Dome). The O2 development will include a 23,000 capacity arena, an entertainment district and a hotel. Around 25,000 jobs.
- **Newham** - Olympic Park - 500 acre park with 80,000 (25,000) seat stadium, aquatic centre and several other sports venues. Canning Town - £1.7 billion development; 8,000 new homes and town centre renewal
- **Tower Hamlets** - Extension of Canary Wharf – commercial office developments and retail, leisure and residential developments; 40,000 additional jobs created in the next 10 years. Barts & The London Hospital\* – Britain's biggest hospital development and Skanska's largest ever construction project; a £1 bn redevelopment and expansion of the two hospitals, supporting regeneration in Whitechapel.

### Key issues

In London East, there are some areas where chronic unemployment matches the worst in the country. According to ODPM figures, London East has six of the fifteen boroughs with the greatest concentration of worklessness in London and this drives the sense of urgency with

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<sup>4</sup> GLA 2005 Round Interim Demographic Projections – Scenario 8.07

which we address the need for Skills for Life provision and the importance we place on level 2 achievement.

There are wide variations in the size of those not in education, employment or training (NEET) group by borough. Hackney, Tower Hamlets, Newham, Barking and Dagenham and Greenwich all showed figures of above 12 per cent (July 2006). In London East, the total of young people in the NEET group is about 5,000. Attempts to bring the boroughs with the higher levels of NEET towards the current average for London East would require an additional 1,000 places in education or training.

The scale of the challenge in London is immense, but great opportunities are afforded as international attention is focused on East London for the Olympic Games and Paralympic games in 2012. The staging of the games provides a rare opportunity to boost learning and employment, as well as long-term regeneration. It will inspire and motivate young people and adults to develop their skills in order to take advantage of these opportunities.

### **The local learning estate**

Many of the London East facilities for post-16 education and training are in a poor state with some of the general further education colleges in the local area requiring significant investment to bring facilities up to a reasonable standard for the delivery of learning and skills. The age and configuration of the buildings means that the majority are not fit for purpose and are inefficient in terms of space and cost. The building stock at these colleges requires transformation to provide the facilities for a competitive world city.

Some of the general further education colleges have made significant progress towards offering good facilities for learning and skills delivery but some of sites still require updating to ensure that all learners have access to appropriate facilities.

School sixth form facilities require a new investment under the Building Schools for the Future programme. Greenwich, Lewisham, Newham, Hackney and Tower Hamlets were in the early waves for development and proposals are making good progress. We will work to support these development and with the remaining boroughs on the formulation of their BSF proposals. However, some of the remaining boroughs will not start the BSF programme until 2011 and we want to ensure that 14-19 facilities are integrated and offer the best possible pathways for the future learner entitlement.

### At Approval Stage or Underway Projects – London East

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
Greenwich	Greenwich Community College.	Construction of a new Local Service Centre (LSC) in conjunction with London Borough of Greenwich. The LSC will comprise a new leisure centre, library, customer service points for all council services and 12 classrooms for education services. The curriculum offer to be based at the Eltham centre will provide the largest sport and leisure public sector employer, Greenwich Leisure Limited (GLL), with a skilled workforce that bridges their skills gap. In addition to significantly contributing to employer engagement, it is envisaged that many of the young people on Sport and Leisure courses will progress to become coaches to support Londoners wishing to participate in the London 2012 Olympic Games and Paralympic Games.	£20m	The project has received full planning consent and is on programme to be completed by July 2007.
Newham	Newham Sixth Form College	Facilitates 250 new 16-18 places, to meet demand created by increased participation and the demographic demand created by local regeneration. Removal of prefab classrooms and building new arts and leisure centre (phase 1). New learning resource centre (phase 2). New canteen, new classrooms and new flexible learning centre; hall developed as theatre space (phase 3).	£9.2m	Phase 1 complete Phases 2 & 3 to commence in 2007
Southwark	Newham College of Further Education	Purchase of Fashion and Textiles Museum in Bermondsey by college to deliver specialist vocational provision in fashion, textiles and jewellery as part of college CoVE. The CoVE has good links to SMEs and the relevant SSCs. Key objectives include local regeneration and up-skilling women and	£1.8m	Purchase likely to be completed in November 2006.

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
		BME entrepreneurs.		
<b>Total for London East</b>			<b>Total £31m</b>	

## Capital Project under discussion – London East

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status
<b>Barking</b>	This project would enable the proposed skills centre at Barking town centre to offer a more suitable learning environment specifically related to vocational provision in an adult context. Barking College is the only post-16 college in the borough and as such fulfils a vital function but it is geographically located at the opposite side of the borough, bordering Havering.	Development of a Skills Centre in Barking Town Centre. Barking town centre is the focus of several regeneration initiatives as well as the Mayor's London Plan for housing growth. As such, further LSC investment in the proposed skills centre at Barking town centre will enhance the attractiveness of the borough and would make a direct impact on local people's ability to access Thames Gateway and Olympics regeneration opportunities. There is limited vocational, specialised, sectoral provision in this part of the borough and the proposed skills centre would significantly address this issue. Due to the borough's large NEET population, predicted rise in the 14-19 population and forthcoming regeneration opportunities, this proposed skills centre would make a vital sectoral contribution.	£52m	Preliminary discussions.
<b>Bexley</b>	The Woolwich to Crayford Zone of Change encompasses	Relocation of Bexley College to Bexleyheath Town Centre. The relocation would address issues with the current locality and poor transport links and also issues regarding the current buildings which are near the end of the useful life for	£30m	Preliminary discussions.

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status</b>
	<p>the environs of Bexley College, Erith, Crayford, Thamesmead and Slade Green where 4,500 new homes will be built by 2016. In addition the development of the East Quarry at Bluewater and the soon to be completed Ebbsfleet International Terminal will result in 6500 new jobs. Overall a total of 20,000 new jobs will be created in Bexley by 2015 providing local opportunities as an alternative to commuting to London.</p>	<p>education. The building would allow for growth and assist in increasing the 16 to 18 student numbers. The borough has a selective school system and the relocation would provide a wider choice for this age group. The College intends to retain its excellent facility for Construction at Holly Hill Campus. A central borough location will enhance the college's capacity to attract young people who rely heavily on Public Transport. The transport hub at Bexleyheath and the proximity of several schools will enhance the College's capacity to deliver for 14-19 year olds.</p>		
<b>Greenwich</b>	<p>The curriculum offer to be based at the Creek</p>	<p>Construction of a new 6 storey building with an educational centre. The new centre is a land swap with developers for</p>	£10m	Preliminary discussions.

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status</b>
	<p>Road centre will provide the largest creative and cultural offer in the new and emerging cultural hub in Deptford. GCC already has strong links with the cultural hub and local employers such as Cockpit arts where they are considered a key player in meeting the forecast skills gap in the local area. This project involves a relocation of provision from Royal Hill to Creek Road to enable the updating of accommodation that is fit for purpose for 21<sup>st</sup> century teaching and learning.</p>	<p>the Greenwich park centre located in Royal Hill. The new centre will comprise approximately 20 classrooms for delivery primarily of Greenwich Craft Foundation courses. Greenwich Community College intends to relocate much of its Creative studies courses located at Greenwich Park Centre. The students will be aged 16-19 and adults on full and part time programmes. This project involves working in partnership with the local authority as part of the regeneration of Deptford and Creekside in Greenwich Town centre. The new centre will focus primarily on creative and cultural provision where it is envisaged the college would seek to achieve CoVE status in the near future.</p>		

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status</b>
<b>Havering</b>	This project will provide both educational and recreational facilities to benefit students and local people in Havering.	Re-development of the gym and sports hall at Quarles site of Havering College of Further and Higher Education. Targeting 16-18 learners. This will contribute to local regeneration, for example, London Riverside developments and New Horizons focusing on Harold Hill. This project will provide both educational and recreational facilities to benefit local people in Havering. New gym and sports facilities will allow the college to address 2003 Ofsted inspection findings and put in place the infrastructure required to plan further 14-19 specialised vocational provision in Sport & Leisure.	£4m	Awaiting Application.
<b>Havering</b>	This new build will provide facilities for both 16-18 academic and 14-19 vocational provision for the local area. Providing learner with access to high quality facilities.	To replace the International building and form a new build at the rear of Havering Sixth Form College. Target group 14-19 vocational and 16-18 academic delivery. This project will contribute to the London Riverside regeneration in Havering, providing facilities for both 16-18 and 14-19 provision, academic and vocational. This will also increase participation; therefore increasing opportunities for the estimated population growth. This build will allow the college to increase 16-18 participation, extend both its academic and vocational delivery. Further develop the college site and facilities to accommodate 14-19 vocational delivery in addition to current 14-19 work.	£10m	Preliminary discussions.
<b>Lewisham</b>	This project would address the local need	Crossways Academy extension. Two storey extension to this popular sixth-form only school	£1m	Preliminary discussions

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status
	for increased 16-18 provision and would allow for an additional 150 places.	to enable an additional 150 places. Location would enable greater participation in an area of significant deprivation in the north of Lewisham. Discussions ongoing on whether this should be funded through BSF. This 16-19 project does not contribute directly to regeneration in the borough, but the increased capacity will improve the access to education for learners from areas of Lewisham with high degrees of social exclusion.		
<b>Lewisham</b>	This is likely to be health, travel, science, technology and performing arts.	Christ the King Sixth Form College – 14-16 extension. Development of a 14-16 centre to facilitate the introduction of specialised diplomas. Specialist facilities for health, travel, science, technology and performing arts. A highly successful 16-19 college delivering 14-19 provision which will support local skills development.	£3.5m	Preliminary discussions
<b>Lewisham</b>	Meets the local need in respect of filling the gap of Sixth Form centre provision in the south of the borough. This would therefore serve areas with significantly low educational and skills attainment.	South Lewisham vocational skills centre. Early discussions with local authority on potential to develop a skills centre at the Sedgehill School site, operated by a third party (e.g. Lewisham College). A site has been reserved as part of the borough's BSF plans. The primary usage would be as a specialist vocational centre for 14-19 diplomas, but there is also scope for adult skills focused at level 2. This part of the borough has some of the lowest levels of educational attainment and skills attainment.	£10m	Preliminary discussions

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status
<b>Lewisham</b>	The college will be able to deliver a full range of courses to meet local needs. The project will provide facilities for both 16-18 and adult learners. The development of the Deptford site will allow the college to service communities within a wider geographical range.	Lewisham College redevelopment: 1 Expansion of Deptford Bridge site (SE8) 2 Disposal of Lewisham Way site (SE4) 3 Development of new site in town centre (SE13) Current estate is in an unsatisfactory condition. The developments at Deptford and in the town centre will facilitate 16-18 growth and contribute towards regeneration projects locally. The developments will also improve specialist facilities for 14-19 diplomas and adult vocational provision, including the college's two CoVEs. Potential to develop specialist LLDD provision.	£80m	Preliminary discussions
<b>London Borough of Newham</b>	Support LBN vision and strategy for the regeneration of East Ham High Street as evidenced in the local development plan and the recent Local Enterprise Growth Initiative (LEGI) application.	Newham College of Further Education - East Ham campus ground floor. Development of college frontage to provide high quality retail, catering and public services provision linked to the five CoVEs that the college is involved in. The project will improve access for learners with disabilities.	£12m	Preliminary discussions
<b>London</b>	With the major	Newham College of Further Education – Stratford campus.	£5m	Preliminary discussions

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status</b>
<b>Borough of Newham</b>	development of Stratford City and the Olympics there will be a need for additional resources to provide necessary skills for local people, to ensure they are well placed to take part in regeneration opportunities available.	Infill building to redevelop classrooms and provide new engineering and ICT resources (both CoVE areas for the college). Facilities will contribute towards Stratford City regeneration project and the Olympics and Paralympics.		
<b>London Borough of Newham</b>	High levels of social exclusion. 51% of adults in the ward have yet to attain level 2. A high proportion of local population have English as a second language.	Newham College of Further Education – Little Ilford satellite campus (phase 2). Primarily Skills for Life and ICT delivery (a CoVE area for the college). The centre serves one of the most deprived wards in the country with very low levels of level 2 attainment and high numbers with English as a second language.	£2.5m	Preliminary discussions
<b>London Borough of Newham</b>	Will contribute towards developing skills of local people to enable them to benefit from	Newham College of Further Education – Royal Docks construction campus. Disposal of current construction skills site and development of a new centre nearby in collaboration with the University of East London. The development would provide improved	£5m	Preliminary discussions

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status</b>
	employment opportunities in the construction industry.	and extended construction facilities that would contribute towards regeneration of Stratford City and the Olympic games sites.		

## London North - A vision for Capital Planning

### The Local Area

The LSC London North area consists of four boroughs: Barnet, Enfield, Haringey and Waltham Forest and contains a population of just over 1 million, representing 14.3% of the Greater London population.

It is a culturally and ethnically diverse area with a significant BME community (29%). The largest ethnic minority grouping is Black Caribbean/ African (12.2%) followed by a significant Asian population (10.4%). North London has a substantial white 'Other' group (11.5%) that was not captured accurately in the last census, due to dynamic migration patterns. Local information indicates that this group largely consists of Greek/Turkish Cypriot, Turkish and Eastern European communities.

Using the 2001 census results as base data, the GLA Ecotec modelling predicts a gentle increase of 2.6% in London North learner numbers to 2008-09. This is then predicted to fall to 2017 by about 5%. These figures then begin to rise again to 2021, providing an overall increase of 2.8%.

The population projections for 19+ for North London indicate an increase, the opposite for projections for 16-18 and 14-19 year old populations. The most notable factor observed is the increase in 50-59 year olds as this will account for a difference of 29% from 2005 to 2021.

61.1% of the North London population is economically active and 5.2% is unemployed, which exceeds the London average of 4.5%. North London's largest individual employers are the Local and Health Authority Services. A high percentage of the sub-region's workforce is employed by SMEs, which account for 89% of the businesses in London North.

### Major Developments

- **Brent Cross/ Cricklewood** - Improved transport links, retail and leisure facilities. A building programme will offer 5,000 new homes including affordable housing.
- **Edmonton Green** - Local Authority housing and retail development.
- **Upper Lee Valley** – major investment to regenerate area and facilitate business growth. It is geographically well placed to take advantage of major developments, including the Thames Gateway.
- **Tottenham Hale** – Zone phased redevelopment offering an urban centre and improvements to travel infrastructure.
- **Olympic Regeneration** – Waltham Forest is an Olympic Borough and will be a focus of regeneration to facilitate London's Olympic bid.

### Key Issues

Our participation in learning at 16 and 17 is good and is among the highest in the country, although there are problems with retention among 17 and 18 year olds on some two year courses.

Participation in Sixth Form provision has grown significantly over the past three years and the new flexibilities heralded by the schools White Paper suggests further increases in provision will be proposed across the north London area. Participation in school sixth forms across the area will also be impacted by the development of the new 16-18 Haringey Sixth Form centre, potential school closures and mergers and the opening of new sixth forms in Academies of which there have been two in the past two years.

The DfES Building Schools for the Future (BSF) initiative has incorporated an Academy (Walthamstow Academy) within its plans in Waltham Forest with the addition of 250 additional post-16 places available from 2007. A possible faith Academy proposal is currently being scoped for Barnet and is in its pre funding agreement phase. The Oasis Academy in Enfield is currently being built, and is likely to have an impact on sixth forms in terms of their viability, in the east of the borough.

For adults, changes in the North London economy have contributed to a significant skills gap and we are focusing our resources on programmes to address this issue. As traditional industries decline in the area, the demand for skills provision will remain high. It is a priority for LSC London North to ensure that our communities can engage with the employment market, particularly during a period of huge regeneration and growth in London.

### **The Local Learning Estate**

Over £90m of capital investment has been approved by the LSC since 2001, including the Haringey Sixth Form Centre and the in-principle approval of Barnet College's proposed re-development at Wood Street. The LSC has committed £19.8m to support this investment. Additionally the LSC has approved DDA/SENDA projects totalling over £4m including £3m LSC support.

There are significant local sixth form providers who have current accommodation issues where sixth forms have grown significantly over the past three years. Schools have already begun seeking capital funding for new sixth form blocks; a number of school estates in London North are non-compliant with SENDA and DDA requirements and in a poor state of repair.

During 2004 LSC London North carried out a detailed review of FE accommodation. Surveyors found that there was a wide range of estate problems across London North, predominantly due to the age of the estate; most institutions had experienced maintenance difficulties with at least some of their buildings; many older buildings were not designed with modern notions of delivery or accessibility in mind.

***In terms of capital investment, our priority is to ensure our current FE estate sees investment to improve the existing infrastructure instead of heavy investment in accommodation growth.***

## At Approval Stage or Underway Projects – London North

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
<b>Haringey</b>	Haringey 6 <sup>th</sup> Form Centre	<p>New build. The project aims to address issues identified in the Area Wide Inspection of Haringey in 2002, particularly the differences in achievement of young people in the east and west of the borough. The proposal follows two years of research, development and consultation to establish a new and inclusive Sixth Form Centre in East Haringey that will meet the diverse educational needs of up to 1200 students</p> <p>The new Sixth Form Centre will make a significant difference to the achievements of young people in the area, improving their progression into further and higher education and into work.</p>	£39.3m	Under construction. Completion July 2007
<b>Barnet</b>	Woodhouse College	Woodhouse aims to complete its ten year property strategy with a development which replaces a small, poor quality gymnasium with a new sports hall and provides a new teaching block replacing demountable units and enables student growth. It is partly funded by the disposal of 0.6 acres of unused open space.	£3m	Under construction. To be completed September 2007
<b>Waltham Forest</b>	LB Waltham Forest Community Learning and Skills Service	The Local Authority have applied for ACL major capital project support to re-locate it's ACL provision in better quality buildings at Juniper House as the current accommodation at Chestnuts House is unsatisfactory.	£2.4m	Project to start in 2006/7 and complete in 2007/8
<b>Total for London</b>			<b>Total £44.7 million</b>	

## Capital Project under discussion – London North

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status - Preliminary discussions/ Awaiting application/ Application in progress
<b>Barnet</b>	Contributes to CoVE in Health and Social Care.	The college is undergoing major changes in its accommodation arrangements in that, having disposed of the Russell Lane site and moved into temporary accommodation at North London Business Park, it has now received LSC approval in principle to providing permanent accommodation at its site at Wood Street which will be largely demolished and rebuilt to accommodate both Wood Street and students currently at North London Business Park, (NLBP). Part of the Wood Street site will also be disposed of and used for housing.	£35m	Approved in principle July 2005 but this approval is to be revised as the project has changed and due to planning restrictions a smaller part of the site is to be disposed of potentially resulting in a higher level of LSC support.
<b>Barnet</b>	Contributes to The London Borough of Barnet's long term Regeneration Strategy for West Hendon/Cricklewood.	Another development involving the college envisages relocating its other main site at Grahame Park in Colindale in collaboration with the London Borough of Barnet as part of its regeneration strategy.	£25m	Application awaited
<b>Enfield</b>	Improving the further education estate.	Enfield's 2002-2007 Property Strategy prepared in September 2002 envisaged three phases of development involving a package of demolition, new build and refurbishment. Though part of the same strategy, the individual phases were stand alone. Phase One (demolition and rebuild of the teaching block) has now been completed and the college is revisiting its strategy and is	£3.5m	Property strategy revisited

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
		likely to recommend a refurbishment project, at a less ambitious level than the £10m Phases 2 and 3 building replacements previously envisaged.		
<b>Enfield</b>	Improving the further education estate.	Southgate's 2003 property strategy culminated in recommending a project which reduces the overall space requirement by disposing of part of a site, which includes Southgate House, a Grade 2 listed building, and redeveloping its main site across the road.	£10m	Application expected
<b>Haringey</b>	Improvements in training facilities required to meet increasing skills needs and to address low achievement at Level 2 and 3 of young people and adults in the Borough.	The college's property strategy identified the need for major capital investment in new construction and nursery training accommodation. The college's chosen option involves the disposal of a site and a new development on an adjoining site which will provide state-of-the-art facilities, address inspection criticisms and provide for future growth.	£10m	Project involves acquiring depot site from LB Haringey which is considering bids from four consortia, three of which include the college project.
<b>Enfield</b>	Contributes to CoVES in Horticulture and Floristry and develops a regional infrastructure to meet the needs of learners in a small, but important sector.	Capel Manor is in the process of reviewing its accommodation strategy to further develop its regional and centre of vocational excellence roles in response to LDA/LSC pan London strategy document determining how the land-based and related (LARG) greenskills and education needs of London are to be provided. Project a) is local to London North and can be prioritised. Proposals b) to f) are located outside of London North and need to be assessed as regional projects.	£13.65m	Preliminary discussions

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status - Preliminary discussions/ Awaiting application/ Application in progress
		<p>In anticipation of this, the college envisages:-</p> <ul style="list-style-type: none"> <li>a) Further development of the Capel site to provide animal care, extra teaching and support facilities. This project is prioritised as essential.</li> <li>b) Enhancement of facilities at Regents Park to create a centre of excellence for LARG skills and education for LCLSC. (Regional)</li> <li>c) Creation of a South London LARG Centre as part of the Crystal Palace Regeneration Project. (Regional)</li> <li>d) Creation of a Thames Gateway Centre for the delivery of LARG skills in conjunction with the LDA, ODPM and Thames Gateway Strategy Group. (Regional)</li> <li>e) Upgrading the centre at Upminster Court. (Regional)</li> <li>f) Provision of two further classrooms at Gunnersbury Park. (Regional)</li> </ul>		
<b>Waltham Forest</b>	Improving the further education estate.	Modest growth in the last two years has put pressure on accommodation and the college's revised property strategy envisages a project which will provide more teaching space, increase independent study and social space, and improve the creative arts, science and reception areas.	£24m	Planning Application withdrawn due to objection by Sport England (loss of artificial pitch) but compromise to be re-submitted end Sept. 2006.
<b>Waltham Forest</b>	Improving the further education estate.	The college's property strategy has identified a proposed capital project which involves the phased demolition of two single storey buildings, the removal of all mobile accommodation units, the	£40m	Application 2007

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
		building of new blocks replacing those demolished and the relocation of three off-site units onto the college's main site at Forest Road.		

## London South - A vision for Capital Planning

### The Local Area

The LSC London South area consists of 6 boroughs: Bromley, Croydon, Kingston, Merton, Richmond and Sutton and contains a population of just over 1.33 million, representing 18% of the Greater London population.<sup>5</sup>

London South is a relatively prosperous sub-region with the lowest claimant count of all the London LSCs and two of the most affluent boroughs in the country.<sup>6</sup> Within London South however there are pockets of significant levels of deprivation and varying qualification levels within the population. Just over 1.3m people live in the area, with 25% from Black and Minority Ethnic (BME) groups.

Recent GLA projections suggest that the population will increase by 4% between 2006 and 2021, although there are variations between boroughs and age bands. A slight decline is forecast for Croydon and Sutton between 2001 and 2021 amongst 15-19 year olds, Richmond will experience the largest growth of 21%, Bromley will experience a 5% growth, Merton a 15% growth and no change is forecast in Kingston

There are just over 55,000 workplaces in the local economy with employment at roughly 575,000 people.<sup>7</sup> Employment is highest in Financial and Business Services and Croydon in particular has been able to establish itself as one of the major centres for the sector in London and the South East. Other key industries include the Retail and Wholesale Trade, and Healthcare and Social Work.

The service sector, especially Financial and Business Services and Retail, are expected to drive the London South economy forward in the years to come. Economic forecasts suggest that employment in the Business Services sector will increase by 47,000 between 2002 and 2012. Employment in the area overall is predicted to increase by 40,000, with the vast majority of this accounted for by an increase in the employment of men, both in full-time and part-time jobs. The area has a diverse level of skills, with almost a quarter of working age residents having either no or low level skills and nearly a third qualified to at least degree level.<sup>8</sup>

Geographically many areas have good road and rail links to central London, a likely destination for the large number of employed residents; London South having 150,000 more employed residents than workplaces in the area.

### Major developments

- **Croydon** - Croydon Town Centre is a designated Opportunity Area, projected to generate 5,500 jobs and 2,000 new homes. Re-development of the area includes Fairfield Halls,

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<sup>5</sup> GLA 2005 Round Interim Demographic Projections – Scenario 8.07

<sup>6</sup> Claimant count is defined as those who are claiming JobSeekers Allowance or National Insurance Credit. London South's claimant count is 2% compared to 3.2% in London (Nov 2004 figures). This differs to the Labour Force Survey Unemployment rate which is from a sample of residents, asking whether they have been unemployed and looking for work in the past month. This will result in a slightly higher ratio as it is likely to include people not eligible for the above benefits. Source: Office for National Statistics.

<sup>7</sup> This figure is calculated by adding the ABI 2003 figure of 495,000 employed in London South, which does not include self-employed, with the Labour Force Survey figure of 90,000 self employed for March 2003 – Feb 2004.

<sup>8</sup> No or low-level skills are defined as No qualifications or NVQ 1 equivalent. Note that this does not include any breakdown of 'Other' qualifications, which in London South accounts for 12.4% of the working age population. Source: Labour Force Survey March 2003 – Feb 2004.

the station and the Wandle Valley as a Regeneration corridor. Croydon is also in receipt of LEGI funding.

- **Merton** - Planned regeneration projects include the redevelopment of Mitcham town centre. The SRDF plan also includes South Wimbledon and Colliers Wood as Areas of Intensification. This is projected to create 2,000 jobs and 1,300 homes by 2016.
- **Kingston** - A number of transport related regeneration activities are taking place in the borough with the borough is set to benefit from £3.1m funding from Transport for London (TfL) for a range of activities including reducing road casualties to supporting town centre regeneration.

### **Key Issues**

While post-16 participation is relatively high in London South, with a higher than average achievement of Level 2 and Level 3, persistent pockets of NEET remain and we need further development of attractive, flexible provision to make inroads into this cohort of disengaged young people. The range of courses that learners are able to access varies depending on their provider, especially in vocational provision, and we need to ensure that learners can access the range of programmes consistent with the London 14-19 Learner Offer – capital developments will link up with this. Further developments need to be made to offer additional provision to meet the needs of LLDD learners. NESS findings indicate that London South performs poorly in certain indicators compared to the London Region – identified skills needs for sectors include Construction, Retail, Health and Social Care, Financial and Business Services and Manufacturing.

### **The Local Learning Estate**

In the assessment of floorspace in unsatisfactory condition, nearly half of General FE or Sixth Form providers are estimated as 100% unsatisfactory, with the majority of the remainder assessed as between 60-99% unsatisfactory.

Over the last few years a considerable amount of investment has been dedicated to the improvement of infrastructure of key providers of post 16 education in all six boroughs of London South. However there remains much to be accomplished given the general poor condition of the provider estate and the changing needs associated with modern methods for curriculum delivery.

***The proposed projects include plans for capital development for all key post 16 FE providers to support the LSC's aim to provide 21<sup>st</sup> century facilities to improve participation and achievement.***

## At Approval Stage or Underway Projects – London South

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
<b>Merton</b>	Merton College	Major redevelopment of London Road site, including new build and refurbishment. The re-development will enable the existing off-site 6 <sup>th</sup> form to be co-located in purpose built accommodation by September 2007. The CoVE in Health and Social Care will be located at the heart of the refurbishment.	£25.6m	In progress with estimated completion date of September 2007.
<b>Croydon</b>	Croydon College	Major phased development of Fairfield site – Phase 2 includes the creation of a new construction and engineering facility (Jan 07), the replacement of the hot and cold water system (Oct 06), replacement of the emergency lighting (Sept 05), further enhancements from original phase - Air handling (Aug 05) and a new student refectory and recreational area (Mar 07)	£11.3m	In progress with estimated completion in 2007.
<b>Bromley</b>	Bromley College	Phase 1 of overall capital project – to create new accommodation at Rookery Lane site to allow transfer or provision previously delivered at the Old Town Hall to the main site; to build new main access building; to provide modern teaching facilities; substantial repair work to unsafe external façade; new pedestrian access and replacement of car park lost to new building.	£10.45 m (Phase 1 only)	In progress with estimated completion in early 2007.

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
<b>Bromley/Sutton</b>	Bromley College /Carshalton College	Refurbishment of existing premises linked to CoVE in Electrotechnical – Construction and Engineering in partnership with Carshalton College in Sutton (lead partner).	£0.42m	In progress with estimated completion in 2007.
<b>Total for London South</b>			<b>Total £47.77m</b>	

## Capital Project under discussion – London South

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status - Preliminary discussions/ Awaiting application/ Application in progress
<b>Richmond</b>	Unsatisfactory accommodation; 16-18 provision; LLDD provision; vocational provision.	Proposed new build of existing facility to replace current unsatisfactory accommodation enabling additional places and facilities for 16-18 and LLDD; additional facilities to focus on occupational areas with identified skills shortages.	£90m	Planned commencement in 2008 – awaiting application
<b>Richmond</b>	Improved facilities for workforce development provision contributing to L2 and public sector provision.	Proposed development/refurbishment of existing facilities.	£15m	Preliminary discussions

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
<b>Kingston</b>	Unsatisfactory accommodation; 16-18 provision; focus on development of Arts and Media vocational areas to meet demand; efficiency gains including reduction of carbon emissions.	Redevelopment of accommodation including demolition, new build and refurbishment to provide a range of specialist and general teaching spaces/workshops and studios. External work to modernise and address solar gain and poor thermal performance.	£30m	Awaiting final application
<b>Kingston</b>	Unsatisfactory accommodation; Skills for Life; Level 2 and 3; progress to HE; specialist provision.	Proposed extensive refurbishment or rebuild of existing facilities for specialist residential provision.	£20m	Feasibility studies
<b>Merton</b>	Unsatisfactory	Final phase of current redevelopment of site, including new	£18m	Awaiting application

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
	accommodation; development of vocational provision.	sports facilities and a new build focused on vocational learning.		
<b>Sutton</b>	Increase in FE places for LLDD learners in partnership with specialist LLDD provision in line with 'Through Inclusion to Excellence'.	New build for unit focusing on LLDD enabling pathway from specialist provision to vocational progression.	£2.5m	Preliminary discussions
<b>Croydon</b>	Unsatisfactory accommodation; 16-18 participation; 14-19 entitlement including diplomas.	New build and enhancement of facilities to replace accommodation not fit for purpose focused on 16-18 provision.	£17m	Application in progress

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
<b>Croydon</b>	Unsatisfactory accommodation; 16-19 participation including a high proportion of students from ethnic minority backgrounds and from socially deprived backgrounds who are at risk of becoming NEET.	Proposed rebuild – to respond to the needs of modern students, improve security and other integral problems including flooding and poor energy efficiency. Improvement of vocational facilities in Media and Health and Social Care.	£15m	Preliminary discussions
<b>Croydon</b>	Unsatisfactory accommodation; 16-19 participation needs linked to AWI; enhancement of employer focused vocational provision.	Major refurbishment and new build as part of current phased programme targeted at 16-18 and employer provision.	£13.6m	Awaiting detailed application

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
<b>Croydon</b>	14-19 provision and NEET focus; development of vocational provision	New build of education/business centre focused on 14-19.	£8m	Preliminary discussions
<b>Bromley</b>	Unsatisfactory accommodation; meeting vocational demand in Construction and other areas; 14-19 entitlement.	Replacement and new build of construction and engineering vocational classrooms/workshops; refurbish and increase hair and beauty facilities; replacement of heating system.	£13m	Application in progress
<b>Bromley</b>	Unsatisfactory accommodation; 16-19 participation.	Refurbishment and new build to replace existing accommodation not fit for purpose.	£10.5m	Awaiting application

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
<b>Bromley</b>	Specialist LLDD facilities for region, including residential provision in partnership with mainstream provision and the community	Specialist LLDD residential and non-residential provision at wholly unsuitable site. Proposals are looking at relocation in partnership with mainstream providers of education.	£10m	Feasibility studies
<b>Bromley</b>	Unsatisfactory accommodation; increased LLDD provision	Refurbishment or replacement of temporary hatted accommodation with potential increase in LLDD provision.	£1.5m	Preliminary discussion

## London West - A vision for Capital Planning

### The Local Area

The LSC London West area consists of six boroughs: Brent, Ealing, Harrow, Hammersmith and Fulham, Hillingdon and Hounslow and contains a population of just over 1.43 million, representing 19% of the Greater London population.<sup>9</sup>

More than half of the residents are from a non-White British background illustrating the diverse cultural and ethnic structure.<sup>10</sup> The largest ethnic minority group is Asian (29%).<sup>11</sup> Furthermore 42% of pupils do not have English as their first language.

GLA projections indicate that the total population of London West is forecast to rise by some 140,000 people taking the total population to 1.51m by 2021.<sup>12</sup> By 2021 the 16-19 population is predicted not to grow much more than 1% or 400 learners. This average hides significant variations - Hammersmith & Fulham is predicted 18% growth but Harrow may drop by 10%.

In 2004, employment in London West totalled around 780,000. By 2014 the number is expected to grow to nearly 830,000<sup>13</sup>. The important sectors for future employment in the London West economy will be health, public services and care, business and other services, distribution and transport with a small increase is also in construction. London West is just behind the regional average with 71% employment rate of the working age group. Brent has the highest levels of unemployment, with rates in some wards in excess of 8%.<sup>14</sup>

### Major developments

- **Heathrow Terminal 5 (2008)** – the major Heathrow expansion planned will create more employment opportunities with an addition 6-7,000 operational jobs.<sup>15</sup>
- **Wembley** – regeneration of the Wembley area associated with the construction of the new Wembley Stadium will result in a demand for retail, hospitality and events-related skills.
- **White City** – £1.6 billion shopping city due for completion in 2008 is currently generating demand for construction jobs and in the long term retail and hospitality jobs.

### Key Issues

London West's participation rate of 16 and 17 year olds in education and training has increased and reached 84%, which is higher than the national and regional figure.<sup>16</sup> In addition NEET numbers also show a slight decrease since 2001.

Sixth forms have seen the largest growth with enrolment up 20% in three years but this is not expected to continue as capacity is reached in most popular schools. There are four academies in London West<sup>17</sup> and a fifth one in Hammersmith will open in 2007.

<sup>9</sup> GLA 2005 Round Interim Demographic Projections – Scenario 8.07, [GLA document](#).

<sup>10</sup> LSC Needs Assessment London West 2005 (based on Taylor Association 2004 provisional), p 71.

<sup>11</sup> LSC Needs Assessment London West 2005 (based on Taylor Association 2005), p 71.

<sup>12</sup> GLA 2005 Round Interim Demographic Projections – Scenario 8.07, [GLA document](#).

<sup>13</sup> This presents a 6% increase.

<sup>14</sup> LSC Needs Assessment London West 2004 (based on the English Index of Multiple Deprivation, 2004), p. 26.

<sup>15</sup> LSC London West Local Annual Plan 2006/07, p. 12.

<sup>16</sup> [http://www.dfes.gov.uk/rsgateway/DB/SFR/s000645/Addition2\\_lsc.xls](http://www.dfes.gov.uk/rsgateway/DB/SFR/s000645/Addition2_lsc.xls)

<sup>17</sup> One in Brent, one in Ealing and two in Hillingdon

Approximately 27% of the adult working population in London West do not have a Level 2 qualification. Over a fifth of London West's adult population have poor literacy and numeracy skills.

### **The Local Learning Estate**

The LSC has invested £21,600,000 in FE projects totalling £71,800,000 since 2001. The projects have included work consequent on the merger of Ealing Tertiary College with Ealing, Hammersmith and West London College, a complete rebuild of the Kilburn site of North West London College, refurbishment and extension work at Uxbridge and St. Dominic's colleges.

There are 53 out of a total of 74 secondary schools in London West with sixth forms. As a result of recent government policy changes this number is expected to rise. Featherstone School in Ealing, Cannons and Hatch End in Harrow have been invited to apply under the 'Presumption to allow expansion in successful schools'. Others may follow if they meet the Presumption requirements, especially in Harrow where no secondary school has a sixth form.

Since 2003, ACL funded provision (learning for personal development and First Step learning) has received investment through the ACL Major Capital bid funding streams. The boroughs of Brent, Hammersmith & Fulham, Ealing, Hillingdon and Hounslow have been successful in accessing funding. In both Hillingdon and Ealing, the build has been part of the local authorities' Academy build. Further capital funding will be available in 2006/7. London Borough of Harrow (the only Local Authority that has not accessed capital funding to date), has indicated a desire to bid for this round of funding. It will be crucial that the new build is sited in an area of deprivation and complements other educational developments currently underway through the planned reorganisation of post 16 provision in Harrow.

Skills Centres have been opened in Hillingdon, Hounslow, Harrow and Brent to provide more vocational training for 14-19 year olds. Further centres are being considered in Ealing and Hammersmith & Fulham. All of the centres have been successful and further provision will be necessary to meet needs in all boroughs. The expansion of vocational provision for Key Stage 4 will need to be met by schools. However, some of this may be provided in 14-19 centres and may require LSC capital funding if the primary use is post 16. Up to 1,000 post-16 places may be necessary in the next ten years across the six boroughs to meet post 16 demand at or below Level 2 and reduce the number of young people not in education, employment or training (NEET).

The College of North West London has developed a Centre for Visually Impaired Learners, Ealing Hammersmith and West London College is developing a Centre for learners with Asperger's Syndrome / high functioning autism, West Thames College has a Centre for Profound and Multiple Learning Difficulties which requires more development / development funds and a Centre for hearing impaired / deaf learners is being developed between Uxbridge College, Harrow College and Hammersmith & Fulham ACL.

***We will prioritise capital investment to significantly improve the FE estate while decreasing the overall floor space available***

## At Approval Stage or Underway Projects – London West

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
<b>Harrow</b>	Harrow College	<p>Total new build at Harrow on the Hill and disposal of Harrow Weald bringing all facilities on one site. This will serve all ages and will also increase vocational options at levels 1-3 within Harrow for young people and adults and help to retain more young people in learning post 16. Hence, the project will enable the College to become a more vocationally oriented provider and reposition it for the effective development and delivery of specialised diplomas.</p> <p>The project will contribute to key national and regional priorities. And, it will be part of a wider project to regenerate Harrow town centre.</p> <p>In addition to improving existing LLDD provision, there will be additional support and Level 1 horticulture (with Shaw Trust) provision.</p> <p>Harrow College has 100% of its stock deemed as unsatisfactory or in a poor condition.</p>	£79m	<p>Received in principle approval, July 2006.</p> <p>Aiming for detailed consent by Spring 2007 and completion by Sep 2009.</p> <p>This project has not yet received detailed approval. A bid has been received.</p>
<b>Ealing</b>	Ealing, Hammersmith and West London College	Construction of a new 12-classroom block at the Southall site of the college. Focus due to be on increasing retail provision as per demand in the locality. LLDD offer also due to be reviewed with a view to increasing this provision. However, project is currently on hold (see right).	£19.5m (part of larger bid also involving	Construction currently on hold.

Borough	Provider Name	Project Outline	Cost (estimate)	Timeframe and Status
			Acton site)	
<b>Total for London West</b>			<b>Total £98.5m</b>	

## Capital Project under discussion – London West

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status - Preliminary discussions/ Awaiting application/ Application in progress
<p><b>Brent</b></p>	<p>The College of North West London is a further education institution. The college's core curriculum offer is substantially comprised of provision which falls within the LSC priority areas, skills for life accounts for almost half of the college's activity, Construction and Engineering for a further quarter of activity and the remaining quarter includes substantial amounts of vocational provision.</p> <p>The college has four centres of vocational</p>	<p>Disposal of some land and complete rebuild of remaining site at Wembley to provide modern, flexible teaching and learning space in a range of existing vocational areas for young people and adults.</p> <p>Revised Willesden proposal also expected due to rising cost of agreed original project.</p> <p>CNWL has over 60% of its stock deemed as unsatisfactory. This project will replace very poor accommodation situated in two old office blocks and will contribute to the overall regeneration of the Wembley area.</p> <p>The provision of additional LLDD places and support would be a requirement of this project.</p>	<p>£40m</p>	

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status - Preliminary discussions/ Awaiting application/ Application in progress
	<p>excellence in <b>Construction and Engineering</b> – refrigeration, air conditioning &amp; electrical installation; construction; welding and fabrication and retail.</p>			<p>Aiming for in principle decision by Spring 2007, for completion by 2010.</p> <p>Awaiting final decision on redevelopment of Willesden site. Although this project has been approved cost is a major issue and it may have to be revised and resubmitted alongside the Wembley project.</p>
<b>Hammersmith and Fulham</b>	Health and Safety, Security	New reception area at the front of the Barons Court campus. Small build (120m squ.) Will minimise previous security problems of students being able to enter the campus before getting to security check.	£0.5m	Preliminary discussions

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
<b>Hammersmith and Fulham</b>	Health and Safety, Security	Major refurbishment internally of the entire Barons Court site. This refurbishment will take place gradually over a five year period to remedy wear and tear on the building over the past 30 years.	£3m	Preliminary discussions. Application expected September 2007.
<b>Hammersmith and Fulham</b>	Sports provision; Health and Fitness; Olympics – related work	Construction of a new fitness gymnasium on the Barons Court site. This will free up space in the existing gym area to become specialist curriculum space, for sports and sports sciences. LSC contribution requested is 10%.	£2.8m	Application in progress. To be approved after minor amendments
<b>Hounslow</b>	West Thames meets a need for a range of vocational courses for young people and vocationally oriented courses for adults. It is an important part of the provision in Hounslow and is key to extending participation in the Feltham area.	Redevelopment of Isleworth site and extension of the college in Feltham through acquisition of site and building a new skills centre. The Feltham site will contribute to the regeneration of the Feltham area as well as extending 14-19 participation, especially in the local area where post 16 participation is lower than the rest of West London. The development will also contribute to adult level 2 targets. The centre will be a key for 14-19 vocational delivery and support the ongoing skills development programmes for Heathrow.	£18.5 million	Awaiting application
<b>Harrow</b>	Stanmore College is an intermediate sized Further	Stanmore college has 100% of estate / stock deemed as unsatisfactory or in poor condition. As a consequence	£25m	Preliminary discussion.

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
	<p>Education Corporation operating largely from one site. The College has had a substantial growth in 16 – 18 learner FTE's from 815 in 2003/4 to 1,120 in 2006/7. Rising success rates and increased reputation have contributed to this growth. The college was successful in a bid for additional funding in 06/07 to support the growth of full level 2 19+ provision delivered wholly or partly in the workplace.</p>	<p>the college now requires a complete rebuild. This has been proposed by the college but the LSC has not entered into formal discussions pending the outcome of the Harrow Collegiate project. The proposed rebuild will be at people aimed at 16 to 19.</p>		
<b>Harrow</b>	<p>St. Dominic's is a 6<sup>th</sup> form College. In a recent OfSTED inspection the</p>	<p>The proposal is the construction of a new sports hall and associated facilities. The proposal is likely to include a vocational skills centre which will be managed by the College but located near its feeder schools but this is still</p>	£5m	Preliminary Discussions

<b>Borough</b>	<b>Local Need (Learning, Regeneration, Sector, Priorities)</b>	<b>Project outline</b>	<b>Cost (estimate)</b>	<b>Status - Preliminary discussions/ Awaiting application/ Application in progress</b>
	<p>College was graded as 'outstanding'. The specialist Sixth form provision offered by St. Dominic's leads to a high level of achievement that contributes significantly to the progression to Higher Education of 16 – 18 year olds in London West.</p> <p>The vocational skills centre would extend opportunities to young people attending feeder schools who wish to pursue education in a Catholic ethos but who do not wish to do 'A' level courses</p>	<p>the subject of discussion as part of the Harrow Collegiate proposal.</p> <p>The College may link this project with one to increase the capacity to provide vocational courses for young people at linked schools. This will be offsite and would help increase participation in the Harrow area.</p>		Awaiting application
<b>Hillingdon</b>	To reduce size of local	Replacement of an old sports hall by a new sports centre	£4.75m	Preliminary discussions

Borough	Local Need (Learning, Regeneration, Sector, Priorities)	Project outline	Cost (estimate)	Status - Preliminary discussions/ Awaiting application/ Application in progress
	<p>NEET population. To up skill under-qualified adult population. To respond to growing learner demand for sports and leisure training. To respond to growing labour market in these sectors</p> <p>Sectoral Contribution:</p> <ul style="list-style-type: none"> <li>• Specialist Diplomas</li> <li>• Occupational qualifications for adults</li> <li>• Management, Health &amp; Safety, Customer Service training</li> <li>• Apprenticeships</li> </ul>	<p>with outside courts, specialist leisure and travel services, staffing and classroom accommodation. Centre designed to meet community needs, including provision for students with disabilities and access to facilities for local schools</p>		

## Appendix A: List of Centres of Vocational Excellence in London

SIC	PROVIDER	TITLE	LLSC
VISUAL/PERFORMING ARTS/MEDIA	London College of Fashion	Fashion and Clothing	London Central
VISUAL/PERFORMING ARTS/MEDIA	City of Westminster College	New Media Technology	London Central
CONSTRUCTION	Lambeth College	Construction	London Central
HOSPITALITY/SPORTS/LEISURE/ TRAVEL	Westminster Kingsway	Hospitality	London Central
BUSINESS/ADMIN/MANAGEMENT/PROFESSIONAL	Lambeth College	Business Administration, Management & Finance	London Central
HEALTH/SOCIAL CARE/PUBLIC SERVICE	City & Islington College	Childcare and Early Years Education	London Central
RETAIL/CUSTOMER SERVICE/TRANSPORT	London College of Communication	Retailing	London Central
HEALTH/SOCIAL CARE/PUBLIC SERVICE	Southwark College	Career Pathways in the National Health Service	London Central
VISUAL/PERFORMING ARTS/MEDIA	South Thames College	Music Technology	London Central
RETAIL/CUSTOMER SERVICE/TRANSPORT	London College of Beauty Therapy	Beauty, Retail & Holistic Care	London Central
BUSINESS/ADMIN/MANAGEMENT/PROFESSIONAL	Westminster Kingsway	Public Administration	London Central
ENGINEERING/TECHNOLOGY/ MANUFACTURING	City & Islington College	ICT & Network Technologies	London Central
ICT	Lewisham College	Computing	London East

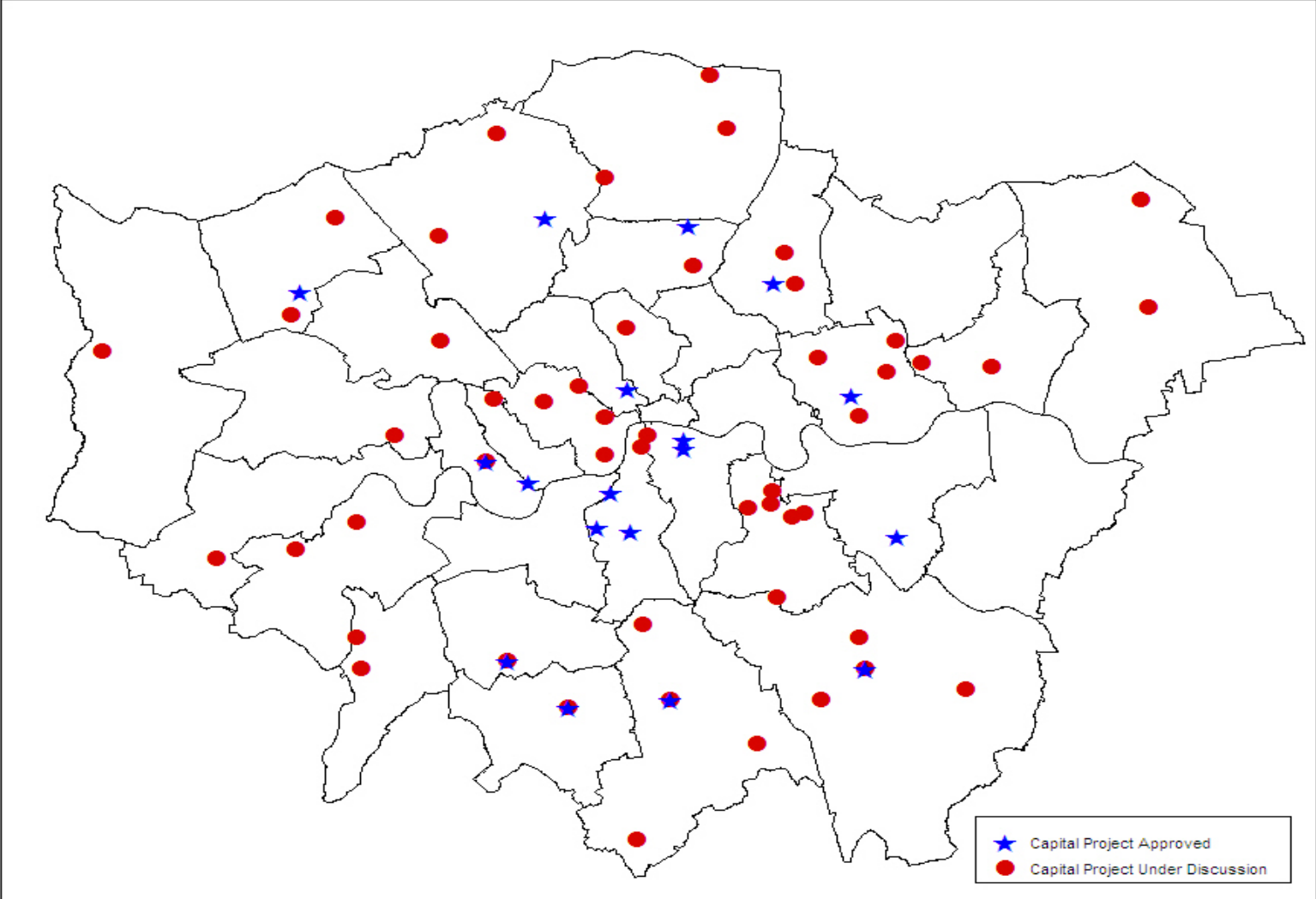
ENGINEERING/TECHNOLOGY/MANUFACTURING	Barking & Havering Colleges	Automotive Engineering	London East
CONSTRUCTION	Barking College	Construction	London East
ENGINEERING/TECHNOLOGY/MANUFACTURING	Newham College	Rail Industry Engineering	London East
CONSTRUCTION	Building Crafts College	Traditional Building Crafts	London East
BUSINESS/ADMIN/MANAGEMENT/PROFESSIONAL	Havering College	Accountancy & Finance	London East
HEALTH/SOCIAL CARE/PUBLIC SERVICE	Bexley College/Greenwich/Tower	Health Care	London East
CONSTRUCTION	Havering College	Electrical installation	London East
ENGINEERING/TECHNOLOGY/MANUFACTURING	Newham College of FE	Textile Manufacturing and Design	London East
BUSINESS/ADMIN/MANAGEMENT/PROFESSIONAL	Hackney & ECBM	SME Business Support	London East
BUSINESS/ADMIN/MANAGEMENT/PROFESSIONAL	Tower Hamlets/Newham	Business & Insurance Services	London East
BUSINESS/ADMIN/MANAGEMENT/PROFESSIONAL	Quest Training/Bexley Training Group	Business Administration	London East
HEALTH/SOCIAL CARE/PUBLIC SERVICE	NewTec	Childcare	London East
HOSPITALITY/SPORTS/LEISURE/ TRAVEL	Lewisham/Redbridge/HCTC	Catering	London East
HOSPITALITY/SPORTS/LEISURE/ TRAVEL	Greenwich College	Tourism	London East
VISUAL/PERFORMING ARTS/MEDIA	Newham 6th Form College	Digital & Broadcast Media Technicians	London East
HEALTH/SOCIAL CARE/PUBLIC SERVICE	Barking	Domiciliary Care	London East

CONSTRUCTION	Hackney Community College	Construction Skills & New Building Techniques	London East
ICT	Newham College	IT Networking & Development	London East
LAND-BASED PROVISION	Capel Manor College	Horticulture, Landscape Maintenance & Garden Design	London North
HEALTH/SOCIAL CARE/PUBLIC SERVICE	Barnet College	Health & Social Care	London North
ICT	Southgate College	ICT & Business Network Support	London North
ENGINEERING/TECHNOLOGY/ MANUFACTURING	Four Counties	Rail Competence Centre	London North & West
BUSINESS/ADMIN/MANAGEMENT/PROFESSIONAL	Capel Manor College	Floristry with Business Enterprise	London North
HEALTH/SOCIAL CARE/PUBLIC SERVICE	College of North East London	London North CoVE in Early Years	London North
ICT	Richmond Adult & Community College	Business and IT	London South
HEALTH/SOCIAL CARE/PUBLIC SERVICE	Carshalton College	Early Years & Childcare	London South
HEALTH/SOCIAL CARE/PUBLIC SERVICE	Merton College	Health and Social Care Professions	London South
BUSINESS/ADMIN/MANAGEMENT/PROFESSIONAL	Kingston College	Management & Related Professional Studies	London South
HOSPITALITY/SPORTS/LEISURE/ TRAVEL	Croydon College	Food Preparation & Food Service	London South
VISUAL/PERFORMING ARTS/MEDIA	Richmond Adult & Community College with Richmond upon Thames college	Richmond New Media Centre	London South
CONSTRUCTION	Croydon college	Building services	London South

CONSTRUCTION	Carshalton College & Bromley College	Electro-technical	London South
HOSPITALITY/SPORTS/LEISURE/ TRAVEL	Richmond upon Thames College with Kingston College	Coaching Leisure and Fitness	London South
ENGINEERING/TECHNOLOGY/ MANUFACTURING	Merton College & Kingston College	Automotive Engineering	London South
RETAIL/CUSTOMER SERVICE/TRANSPORT	Hawk Training	Retail Solutions	London South
BUSINESS/ADMIN/MANAGEMENT/PROFESSIONAL	Orpington College	Financial Services, Insurance & Accounting	London South
CONSTRUCTION	College of North West London	Refrigeration, Air Conditioning and Electrical Installation	London West
ENGINEERING/TECHNOLOGY/ MANUFACTURING	Skillnet	Automotive Engineering and Vehicle Body Repair	London West
CONSTRUCTION	College of North West London	Construction	London West
HOSPITALITY/SPORTS/LEISURE/ TRAVEL	Thames Valley University	Catering	London West
HEALTH/SOCIAL CARE/PUBLIC SERVICE	Stanmore College	Early Years	London West
RETAIL/CUSTOMER SERVICE/TRANSPORT	Quest and Quantica	Pan-London Logistics	London West & East
VISUAL/PERFORMING ARTS/MEDIA	Ealing HWLCollege	Broadcast Media & Animation	London West
ENGINEERING/TECHNOLOGY/ MANUFACTURING	BAA	Heathrow Airport CoVE	London West
CONSTRUCTION	Ealing HWLCollege	Construction Craft Trades (Carpentry & Joinery, Plastering/Dry Lining)	London West

RETAIL/CUSTOMER SERVICE/TRANSPORT	Key Training	Retail Skills	London West
HEALTH/SOCIAL CARE/PUBLIC SERVICE	Thames Valley University	Health & Social Care	London West & Berkshire
<b>Total CoVEs (interim &amp; full status)</b>		<b>60</b>	
<b>Full status CoVEs</b>		<b>45</b>	
<b>Interim status CoVEs</b>		<b>15</b>	
<b>Suspended</b>		<b>0</b>	

# Appendix B: Capital Projects location map



Capital Projects location map second draft