

Appendix 2
Options Appraisal (based on information contained in Appendix 1)

Priority 1 : Bonhill Primary School

1. Based upon the CIPFA Condition Report of 2003, the current estimated cost to make the property wind and watertight and to ensure adequate health and safety provision, would be approximately £335,000.
2. School roll at September 2006 was 195 and is expected to rise to around 233 in the next few years. The school capacity is 198. However, its layout it does not easily allow for internal adaptation to accommodate the current roll or to facilitate methodological developments. The building will become more dysfunctional for educational purposes as the roll increases.
3. Although the staff make excellent use of the facilities available, the building does not provide a good environment for current educational needs.
4. Estimated net cost of a new build on the Council-owned site across the road from the school's existing location would be approximately £3.65 million, having taken account of capital receipts from the sale of the land on which the present school is built; the design of the new school would allow for future expansion.

Priority 2: Goldenhill Primary School

1. Based upon the CIPFA Condition Report of 2003, the current estimated cost to make the property wind and watertight and to ensure adequate health and safety provision, would be approximately £475,000.
2. The building does not comply with current Disability Access legislation. Due to the nature of the sloping site and the design of the building, it would be extremely difficult to upgrade the school and it is considered that costs to do so would prove to be prohibitive.
3. School roll at September 2006 was 268 and is expected to rise to around 332 in the next few years. The school capacity is 332.
4. Although the staff make excellent use of the facilities available, the building does not provide a good environment for current education needs. Many of its classrooms are extremely small.
5. A project to rewire the school is currently underway. However, bearing in mind that a new build delivery would be in excess of 20 months from date of approval, this investment was absolutely necessary from a health and safety perspective.
6. Estimated cost of a new build would be £4.992 million, and the design would allow for future expansion.

Priority 3: St Joseph's Primary School

1. Based upon the CIPFA Condition Report of 2003, the current estimated cost to make the property wind and watertight and to ensure adequate health and safety provision, would be approximately £690,000.
2. School roll at September 2006 was 169 and is expected to remain at this level over the next few years. The school capacity is 346 and there is therefore a significant issue of overcapacity.
3. Although the staff make excellent use of the facilities available, the building does not provide a good environment for current educational needs.
4. A project to rewire the school was recently completed, however, bearing in mind that a new build delivery would be in excess of 20 months from date of approval, this major investment was absolutely necessary from a health and safety perspective. Another project to renew the windows was recently approved. However, it will prove difficult to carry this out during term time due to the presence of asbestos. Legal approval of the project has therefore been temporarily postponed pending further consideration.
5. Estimated cost of a new build would be £3.0 million, and the design would allow for future expansion.

Priority 4: Edinbarnet Primary School

1. Based upon the CIPFA Condition Report of 2003, the current estimated cost to make the property wind and watertight and to ensure adequate health and safety provision, would be approximately £405,000.
2. School roll at September 2006 was 257 and is expected to fall over the next few years to around 190. The school capacity is 485 and there is therefore a significant issue of overcapacity.
3. Although the staff make excellent use of the facilities available, the building does not provide a good environment for current education needs.
4. Estimated cost of a new build would be £4.6 million, and the design would allow for future expansion.

Priority 5: Haldane Primary School

1. Based upon the CIPFA Condition Report of 2003, the current estimated cost to make the property wind and watertight and to ensure adequate health and safety provision, would be approximately £302,000.
2. School roll at September 2006 was 155 and is expected to fall to around 120 over the next few years. The school capacity is 441 and there is therefore a significant issue of overcapacity.
3. The building does not comply with current Disability Access legislation. Due to the nature of the sloping site and the design of the building, it would be extremely difficult to upgrade the school and it is considered that costs to do so would prove to be prohibitive.
4. Estimated cost of a new build would be around £2.0 million, and the design could allow for future expansion.

Priority 6: St Mary's Primary School, Alexandria

1. Based upon the CIPFA Condition Report of 2003, the current estimated cost to make the property wind and watertight and to ensure adequate health and safety provision, would be approximately £277,000.
2. School roll at September 2006 was 197 and is expected to rise to around 240 over the next few years. The school capacity is 300. However, because of its layout it will prove difficult to deliver a modern education for the expected future roll without at least the provision of an extension building.
3. The building does not comply with current Disability Access legislation, and adaptations for this will prove very costly.
4. Estimated cost of a new build would be £5.0 million, and the design could allow for future expansion. However, because of the physical limitations of the site, a decant would probably be needed during the construction period, and this could add significantly to the overall cost.

Notes

1. Although the replacement of other school buildings within the estate could be justified if more money were available, the primary schools listed above are considered to be of higher priority for replacement than other primary schools, given factors such as: the condition of the building; suitability for a modern curriculum; compliance with Health and Safety and Accessibility legislation; school roll (present and projected); nature and location of the school campus; potential for future expansion; affordability.
2. Schools are listed in order of priority, with Priority 1 being the highest.
3. Priorities 3 and 4 (St Joseph's and Edinbarnet) should be considered mutually exclusive. Although a case could be made for the replacement of either school, roll projections for Faifley as a whole would not justify the construction of two new school buildings at the present time, given the limited resources available.. However, the replacement of either school would allow for the possibility of future colocation with the other school at some point in the future.