



# Northumberland

## County Council

### CABINET

06 August 2019

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### Summary of New Capital Proposals considered by Officer Capital Strategy Group

Report of: Neil Bradley, Service Director, Strategic Commissioning and Finance, Northumbria Healthcare

Cabinet Member: Councillor Peter Jackson, Leader of the Council

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#### 1. Purpose of report

The following report summarises proposed amendments to the Capital Programme considered by the officer Capital Strategy Group at its meetings held on 14 June 2019 and 12 July 2019.

#### 2. Recommendations

Cabinet is recommended to:

- 2.1. **Kyloe House Development Works:** Approve an increase in the Council's Capital programme to include the grant awards from the DfE and associated budgets, totalling £1,628,170, for 5 elements of work at Kyloe House as detailed in section 6.
- 2.2. **County Hall Solar Car Port:** Subject to confirmation of the ERDF grant of £1,469,560, approve a Council contribution to the project of £1,469,560, to be met from the renewal energy provisions within the existing programme, and therefore an overall budget requirement of £2,939,120.
- 2.3. **Forum Way Roundabout, Cramlington:** Approve an allocation of £300,000 from the Strategic Regeneration Projects budget to the Local Transport Plan programme for the construction of the enhanced five leg roundabout at Forum Way Cramlington.
- 2.4. **Choppington Road Land at Bedlington:** Approve the acquisition of the mineral rights for the Choppington Road, Bedlington site – up to a maximum cost of £400,000 - to be funded in the interim through the Strategic Regeneration Projects.
- 2.5. **Stannington First School Additional Places:** Approve a budget of £174,250, to be funded from S106 monies obtained through the education infrastructure policy, in order to increase capacity at the school, and the implementation of 'Option 2: installation of a mobile classroom' to provide the additional capacity requirement.

**3. Links to Corporate Plan**

The Council's Capital Programme is consistent with the priorities in the Corporate Plan 2018-2021; in particular the 'Living', 'Enjoying' and 'Thriving' priorities.

**4. Key Issues**

The report outlines proposed amendments to the previously approved Medium Term Capital Programme.

**5. Background**

The Medium Term Financial Plan and Capital Programme for 2019-20 to 2021-22 were approved by Council on 20 February 2019.

This paper summarises reports considered by the officer Capital Strategy Group on proposed amendments to the Plan.

## **SUMMARY OF NEW CAPITAL PROPOSALS CONSIDERED BY OFFICER CAPITAL STRATEGY GROUP MEETING HELD ON 14 JUNE 2019**

- 6.1. The Group received information on 5 new capital grant awards, totalling £1,628,168 from the Department for Education (DfE) for a series of improvement works at Kyloe House. The Cabinet is recommended to approve an increase in the capital programme to reflect the grant awards in accordance with the Chapter 2 Budget & Policy Framework, Paragraph 5 (1) a – In year changes, which allow for variations to the budget for fully funded schemes from external sources..

### **Background**

- 6.2. The Kyloe House offers secure accommodation for 12 young people aged 10 – 17 years on a traded basis to Local Authorities for some of the most difficult and challenging young people in England. Due to the nature of the service provision, quality of accommodation and security is of the utmost importance and is required to ensure the Home is marketable to attract placements from other LA's, (allowing the service to trade profitably and ensure the service is self-sufficient) as well as being a fundamental requirement of the Home's Ofsted registration, meeting Requirements and National Minimum Standards
- 6.3. The DfE allocates grant funding to provide for the capital development of secure children's homes in England. This includes grants for major rebuilding work alongside grants for minor works to maintain the quality and security of the secure children's home's estate. Kyloe House has successfully bid for capital funding for the development of the above works. The grants and works are as follows:

### **New Administration Building - £1,576,150**

- 6.4. There is currently a lack of meeting rooms in the home, meaning shared spaces often have to be closed for confidential and sensitive meetings to take place. This is disruptive for the children in the home and means they have limited access to shared areas. The scheme consists of a two storey building that is positioned adjacent to the recently constructed Stepdown Unit. It will include the construction of a new block of meeting rooms to provide secure facilities for meetings and reviews with young people.
- 6.5. The ground floor in the new building will consist of a multi-use room that will provide a facility for drama, a youth club, and group activities. This will be part of the secure unit and will be accessed by young people. The ground floor also contains the entrance area to the first floor offices. These include a lift, staircase and small office/meeting room. This accommodation is linked into the secure accommodation by a secure airlock but it will not be accessed by young people. The first floor will accommodate a large general office, rooms dedicated for the centre manager and unit managers and a review room.

### **Site Maintenance Workshop - £21,550**

- 6.6. There is a requirement to provide a proper workshop and store for maintenance personnel. There is also a concern that the main distribution board to the incoming mains electrical supply is located in an old outbuilding that lies some distance from Kyloe House. The outbuilding is within land that is being sold for housing development. There is an urgent need to address this concern by relocating the board and incoming cable to a position within the Kyloe House grounds. There is a further concern that the fuel for the emergency generator is contained in an underground tank adjacent to the unit. This has been condemned on safety & environmental grounds. The generator itself is also at the point where, following developments over the years, it is at the limit of its capacity.
- 6.7. The project addresses all of these concerns by replacing the existing dilapidated pavilion building with a new workshop which will house a new generator and oil tank and will provide a point for a new incoming electrical supply and distribution board. The grant is for design development through planning permission to receipt of tenders. Following this a further grant application will be required for funds to enable construction.

### **Replacement Bedroom Locks - £13,130**

- 6.8. The locks fitted to the young person's bedrooms do not allow young people to have independent access and egress from their bedrooms. This is now a requirement in secure children's homes and has been raised by Ofsted as a concern. The proposal is to fit replacement locks to the existing bedroom doors which will provide children with the ability to lock and unlock their bedroom doors, with a staff override system in case of emergency.

### **Ceiling to Gym store - £10,340**

- 6.9. The condition of the existing ceiling was noted as being a potential security and safeguarding risk during a recent Ofsted inspection, as children can access the ceiling cavity. The works address this concern by providing a new reinforced ceiling that will preclude breakout from this room.

### **New Foundations to CCTV Towers - £7,000**

- 6.10. Some of the existing CCTV towers lie beyond what will be the site boundary between Kyloe House and the new housing development mentioned in paragraph 6.6. The grant will cover the enabling works, such as the casting new foundations, for the relocation of those CCTV towers affected by the development.
- 6.11. All of the works are expected to be undertaken and completed in 2019-20.

### **CSG Recommendation:**

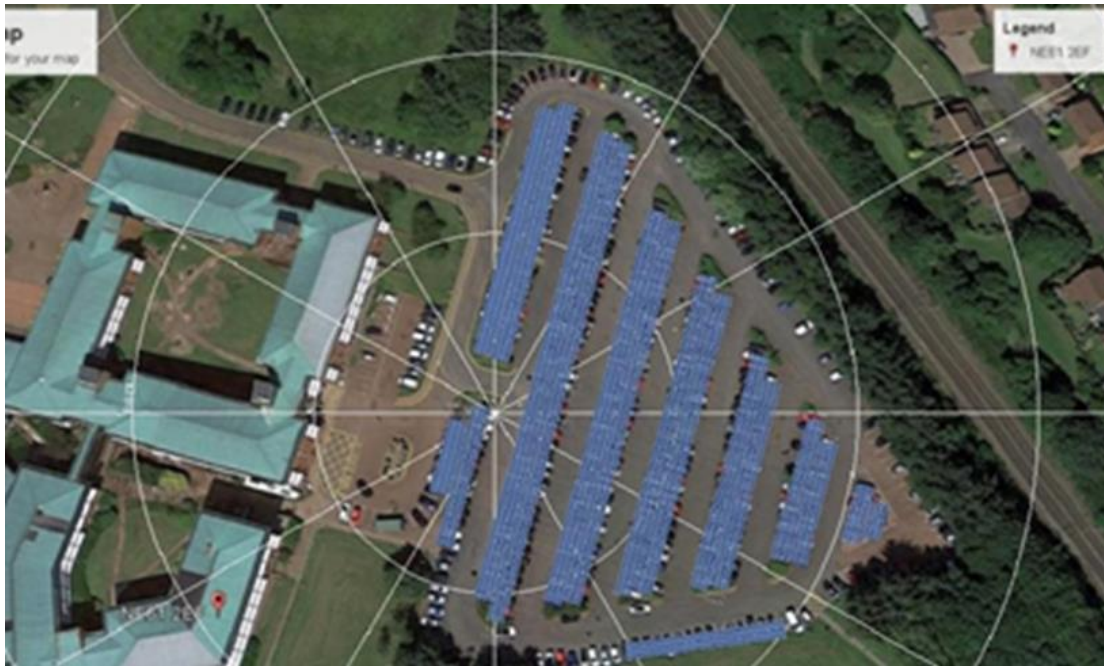
- 6.12. The Group accepted the proposals and recommends Cabinet to approve an increase in the Council's Capital programme to include the 5 new grant awards from the DfE, associated budget requirements, totalling £1,628,170, for 5 elements of work at Kylee House as detailed in paragraphs 6.4 to 6.10.

## **7. COUNTY HALL SOLAR CARPORT**

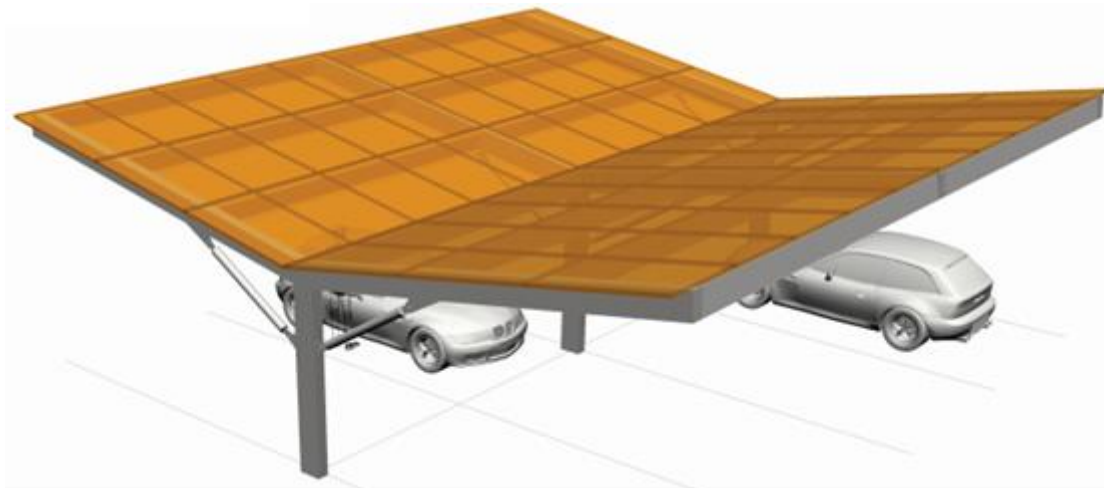
- 7.1. The Group received information on a proposal to install a solar farm in the car park of Northumberland County Council's County Hall building. Assuming 50% ERDF grant support for the initial investment, the energy savings from the project are anticipated to more than cover the cost of the initial capital investment.

### **Proposal**

- 7.2. The solar farm would be suspended above the car parking spaces by utilising specialist steel frame mounting canopies, known as carports, which will allow cars to continue to park underneath.
- 7.3. The solar farm will generate electricity to be used by the building and support electric vehicle charging while additional energy will be stored by a 0.4MW battery.
- 7.4. The solar carport's design would incorporate 0.8MW of solar. To maximise the usage of the solar the project intends to install a 0.4MW battery with 1.26MWhs of storage which can store excess power when the generation is greater than the building's demand and release the power when it is required.
- 7.5. In addition, 60 Electric Vehicle Charge Points (EVCPs) will be built into the solar carport structures. This will encourage staff and visitors within Northumberland to take up electric and hybrid vehicles.
- 7.6. At the time that the solar car port is installed the wiring will be undertaken to add additional Electric Vehicle Charging Points to the above mentioned infrastructure. This will mean as take up increases over time we can increase the amount of vehicle chargers accordingly and thus future proofing the car park. The following illustration shows the solar lay out within the car park.



- 7.7. The frame will be a T frame construction with the panels facing east 105° and west 285° (where 0° is due north). Below is a concept design showing the steel frame and the anticipated 5° tilt of the panels, which will maximise generation.



- 7.8. The Electric Vehicle Charging points will be installed at the cross section of 2 spaces in order to maximise the number of vehicles that can access the charge points while minimising the installation costs. The infrastructure will utilise the same ducting as will be used for the solar car port wiring to save cost.
- 7.9. The solar will provide approximately 40% of the building's usage requirements. In addition to the roof mounted solar this will provide approximately 50% of the buildings annual requirements. This would equate to approximately 240 tonnes of carbon saved per annum which directly supports the council's commitment to carbon reduction as agreed at Cabinet 11th June 2019.

7.10. A full resurfacing and remarking of the car park is allowed for within the scope of the project. The cost for this is being picked up in this project as opposed to being part of the capital requirement for the County Hall Refurbishment project.

7.11. The project has been developed as an ERDF funding bid, requesting 50% of the capital funding through an EDRF grant. The ERDF full funding application was submitted on 07 June 2019 and a decision is expected December 2019. It is proposed 50% council requirement of £1.47m from the Renewable Energy provision within the exiting approved capital programme.

#### 7.12. Capital Expenditure and Funding Estimates

CAPITAL EXPENDITURE	2020-21 (£)	2021-22 (£)	2022-23 (£)	TOTAL
Solar PV	518,080	345,390	95,940	959,410
Battery Storage	140,400	93,600	26,000	260,000
Electric Vehicle Charge Points	297,000	198,000	55,000	550,000
Car Park Civils Work	432,000	288,000	80,000	800,000
Professional Fees	77,080	25,690		102,770
Contingency	154,160	102,780		256,940
Summative Assessment		10,000		10,000
<b>Total Expenditure</b>	<b>1,618,720</b>	<b>1,063,460</b>	<b>256,940</b>	<b>2,939,120</b>
NCC Capital Resource	809,360	531,730	128,470	1,469,560
ERDF Grant	809,360	531,730	128,470	1,469,560
<b>Total Funding</b>	<b>1,618,720</b>	<b>1,063,460</b>	<b>256,940</b>	<b>2,939,120</b>

#### 7.13. Forecast Revenue Implications

REVENUE COST	2020-21 (£)	2021-22 (£)	2022-23 (£)	2023-24 (£)	2024-25 – 2046-47 (£)	TOTAL
Cost of Council Capital		88,860	88,860	88,860	1,954,930	2,221,510
Employee Related	53,600	28,100				81,700
Solar O&M		2,020	2,060	2,100	58,460	64,640
Solar Replacement Yr 10					57,560	57,560
Solar Replacement Yr 20					70,170	70,170
Battery O&M		2,020	2,060	2,100	58,460	64,640
Battery Replacement Yr 10					78,000	78,000
Battery Replacement Yr 20					95,080	95,080
Electric Vehicle Charge Points O&M		27,020	27,560	28,110	782,710	865,390
Electric Vehicle Charge Points Replacement Yr 10					33,000	33,000

Electric Vehicle Charge Points Replacement Yr 20					40,230	40,230
<b>Total Revenue Costs</b>	<b>53,600</b>	<b>148,020</b>	<b>120,530</b>	<b>121,170</b>	<b>3,228,600</b>	<b>3,671,920</b>
<b>REVENUE SAVINGS</b>	<b>2020/21 (£)</b>	<b>2021/22 (£)</b>	<b>2022/23 (£)</b>	<b>2023/24 (£)</b>	<b>2024/25 – 2046/47 (£)</b>	<b>TOTAL</b>
Energy Savings		(80,170)	(82,150)	(84,170)	(2,479,650)	(2,726,140)
Battery Peak Offset		(8,260)	(8,470)	(8,680)	(255,540)	(280,950)
Charge for use of EVCP (cover costs only)		(27,020)	(27,560)	(28,110)	(855,930)	(938,620)
<b>Total Revenue Savings</b>		<b>(115,450)</b>	<b>(118,180)</b>	<b>(120,960)</b>	<b>(3,591,120)</b>	<b>(3,945,710)</b>
<b>NET Revenue Cost / (Saving)</b>	<b>53,600</b>	<b>32,570</b>	<b>2,350</b>	<b>210</b>	<b>(362,520)</b>	<b>(273,790)</b>

#### 7.14. Timescales

	<b>Duration</b>	<b>From</b>	<b>To</b>
Bid Process	40 Weeks	09/03/2019	16/12/2019
Detailed Design	17 Weeks	09/03/2019	05/07/2019
Procurement	30 Weeks	05/07/2019	28/01/2020
Recruitment of Roles	18 Weeks	02/12/2019	03/04/2020
Technical Design	10 Weeks	28/01/2020	03/04/2020
Permissions	13 Weeks	03/04/2020	01/07/2020
Documentation Review	6 Weeks	03/04/2020	15/05/2020
Construction	1 Year	01/07/2020	21/07/2021
Project Closure	3 months + 1 year for retention	22/07/2021	10/09/2022

#### **CSG Recommendation:**

- 7.15. The Group accepted the proposal and subject to confirmation of the ERDF grant of £1,469,560 recommends Cabinet to approve a Council contribution to the project of £1,469,560, to be met from the renewable energy provisions within the existing programme, and therefore an overall budget requirement of £2,939,120 as profiled in paragraph 7.12.



## **SUMMARY OF NEW CAPITAL PROPOSALS CONSIDERED BY OFFICER CAPITAL STRATEGY GROUP MEETING HELD ON 12 JULY 2019**

### **8. FORUM WAY ROUNDABOUT, CRAMLINGTON**

- 8.1. The Group received a report seeking approval for £300,000 of capital funding to be allocated from the Strategic Regeneration Projects budget to part fund the Forum Way / Westmorland way roundabout to allow an enhanced scheme to be implemented incorporating a fifth leg which will assist future development of the Manor Walks site.

#### **Background**

- 8.2. Road safety and congestion concerns had been raised by residents and local councillors about the junction of Westmorland Way with Forum Way and Melling Road in Cramlington. Forum Way is one of the main entrances into the Manor Walks Shopping Centre, whilst Melling Road is a residential estate road. Following these concerns it was agreed in the 2018-19 Local Transport Plan that the junction would be improved by the addition of a four leg roundabout.
- 8.3. In considering the scheme proposals, discussions were held with Advance Northumberland about the future development proposals for Manor Walks. It was identified that plans existed for the future development of the site which would require provision of a further access. To accommodate this access a five leg roundabout would be required. To meet the required design standards the five leg roundabout would be of larger diameter than the four leg roundabout. Should the four leg roundabout be constructed as originally envisaged, the fifth leg would not be able to be added to this four leg roundabout and it would require complete redesign and reconstruction of the roundabout. As well as additional cost this would have caused a further long period of traffic disruption during reconstruction at what is already a very busy junction.

#### **Proposal**

- 8.4. To avoid this need for reconstruction, it was determined that the larger five leg roundabout should be constructed from the outset. The larger five leg roundabout would have higher cost than that originally envisaged for the LTP and estimates identified that the additional cost would be around £300,000. The scheme for the roundabout has now been designed and works commenced on site on 10th June, with total costs estimated to be approximately £1.150 million. The original scheme was approved as part of the delegated authority of the detail of the Local Transport Plan to the Executive Director - Place and the Cabinet Member for Environment and Local Services.

- 8.5. The report therefore recommends that approval is given for £300,000 of capital funding to be transferred from the Strategic Regeneration Projects budget to the Local Transport Plan budget for the construction of the enhanced five leg roundabout scheme.

**CSG Recommendation:**

- 8.6. The Group accepted the proposals and recommends Cabinet to approve an allocation of £300,000 from the Strategic Regeneration Projects budget to the Local Transport Plan programme for the construction of the enhanced five leg roundabout at Forum Way Cramlington.

**9. CHOPPINGTON ROAD LAND, BEDLINGTON**

- 9.1. To Group received a request seeking approval to acquire the mineral rights held by the Church Commissioners on Council owned land at Choppington Road, Bedlington.
- 9.2. The Council is selling land at Choppington Road, Bedlington which has outline planning consent for residential development. The sale is being progressed in partnership with an adjoining landowner as there is mutual advantage to combining the sites. Under the partnership arrangement the land is to be sold in phases with the Council receiving 51.5% of the net sale proceeds for each phase.
- 9.3. The first phase comprising a site of 15.17 acres is to be sold to Miller Homes who will be developing 149 houses.
- 9.4. Although the Council owns the freehold interest, the mineral rights to the land are held by the Church Commissioners. Developers will not build on land where the mineral rights have not been secured due to the risk of potential legal action by the owner of those rights. Miller has therefore made it a condition of the sale that the Council transfers the land with clean title.
- 9.5. The Council has completed an option agreement with the Church Commissioners to acquire the mineral rights. Based on the known terms it is estimated that the cost of acquiring the mineral rights for the part of the site within Council ownership (13.5 acres) will be around £360,000.
- 9.6. The acquisition of the mineral rights significantly enhances the value of the land as it enables residential development. The acquisition cost will therefore be a capital expense with no impact on revenue.
- 9.7. If the sale to Miller Homes did not proceed, the land would remain in agricultural use with a value of around £10,000 per acre. Securing the mineral rights enables the sale to Miller to proceed at a minimum sale price for the site of £3 million – of which the Council's share would be £1.545 million. It is therefore anticipated the sale will

generate a net capital receipt, after allowing for the cost of the mineral rights, of a minimum of £1.185 million.

- 9.8. Outline planning consent for residential development has already been granted and Miller Homes is now progressing a detailed planning application. Assuming planning consent is granted, the sale contract with Miller will become unconditional. At that point the Council must exercise the option to acquire the mineral rights if it wishes to complete the sale.
- 9.9. Approval is sought to proceed with the acquisition of the mineral rights at a maximum cost of £400,000 once the outcome of the planning application by Miller is known and the contract has become legally binding subject only to NCC providing clean title.
- 9.10. It is proposed that, in the interim, the cost of the mineral rights is funded from the Strategic Regeneration Projects budget provision in the Capital Programme. The cost will however be recovered once the sale proceeds are realised – this is expected to be within the 6 months.

**CSG Recommendation:**

- 9.11. The Group accepted the proposal and recommends Cabinet to approve the proposal to acquire the mineral rights for the Choppington Road, Bedlington site – up to a maximum cost of £400,000 - to be funded in the interim through the Strategic Regeneration Projects budget provision in the Capital Programme.

**10. STANNINGTON FIRST SCHOOL ADDITIONAL PLACES**

- 10.1. The Group received a report outlining proposals to increase pupil number capacity at Stannington First School.
- 10.2. Stannington First School is a small first school within the Morpeth Partnership. It has always been popular with its local community and with parents of pupils living in other catchments. Until recently, it has been able to operate comfortably within its existing accommodation. The school currently has a Planned Admission Number (PAN) of 20.
- 10.3. In recent years a housing development has been under construction at the former St Mary's Hospital site, which lies within the school's catchment area. While most housing developments deliver additional children slowly over a long period, the terms by which house buyers at the St Mary's site have been able to purchase a home have been very favourable and this has led to a more rapid increase in the number of families moving onto the estate. The number of pupils on roll at Stannington First School has increased over the last two years more rapidly than has been predicted from birth data. The school is now finding that it is struggling to maintain the high level of educational experience for all its pupils that it would wish to offer; this is as a

result of space previously having been used for 'break-out' sessions etc. having to be used for teaching spaces.

- 10.4. Furthermore, the intake of Reception pupils in September 2019 will be 26, with 25 of these children living in-catchment. However, this may be an anomaly which will be monitored, as recent GP birth data does not indicate that the school will be oversubscribed with catchment children. Consideration of whether or not to increase the PAN of the school for September 2021 will need to be made following receipt of the next GP birth data release in October 2019.
- 10.5. However, in order to operate effectively at this point, the school requires additional teaching space. It is therefore proposed that the school's accommodation is expanded with an additional 30-place standard classroom. As the school's capacity would only be expanded by 30 places, this does not meet the threshold for a statutory process to be undertaken, as regulations require that the expansion must increase the capacity of the school by 'more than 30 places'.

### **Options Appraisal**

- 10.6. Appraisal of the available options is summarised in Appendix A
- 10.7. The report recommended the implementation option 2, the installation of a mobile classroom, in order to address the issue. This option will also allow the greatest flexibility allowing for re use of the unit when the temporary bulge in pupil numbers recedes.
- 10.8. It is proposed to fund the project from S106 monies obtained through the education infrastructure policy. Accordingly, Cabinet is recommended to approve an increase in the capital programme in accordance with the Chapter 2 Budget & Policy Framework, Paragraph 5 (1) a – In year changes, which allow for variations to the budget for fully funded schemes from external sources.

### **CSG Recommendation:**

- 10.9. The Group accepted the proposal and recommends Cabinet to approve
  - a budget of £200,000, to be funded from S106 monies obtained through the education infrastructure policy, in order to increase capacity at the school, and;
  - the implementation of 'Option 2: installation of a mobile classroom' to provide the additional capacity requirement.

## **Implications**

<b>Policy</b>	The capital programme is part of the Medium Term Financial Plan 2019-2022. The plan supports the Corporate Plan.
<b>Finance and value for money</b>	The report outlines proposed amendments to the previously approved Capital programme. The financial implications of these proposals are outlined in the main body of the report.
<b>Legal</b>	There are no direct legal implications.
<b>Procurement</b>	In line with all other capital expenditure, the additional spend will be subject to the Council's recognised procurement procedures.
<b>Human Resources</b>	Not applicable.
<b>Property</b>	The properties affected by the proposals are identified in the main body of the report.
<b>Equalities</b> (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Not applicable.
<b>Risk Assessment</b>	The risks associated with the proposals are regarded as acceptable but these risks will continue to be reviewed up to and during implementation of the proposals.
<b>Crime &amp; Disorder</b>	There are no Crime and Disorder implications.
<b>Customer Consideration</b>	There are no Customer Considerations.
<b>Carbon reduction</b>	None
<b>Wards</b>	All wards

### **Background papers:**

Medium Term Financial Plan 2019-2022 and Budget 2019-2020 - County Council 20 February 2019.

### **Report sign off.**

*Authors must ensure that officers and members have agreed the content of the report:*

	Name
Monitoring Officer/Legal	Liam Henry
S151 Officer	Alison Elsdon
Relevant Executive Director	Neil Bradley
Chief Executive	Daljit Lally
Portfolio Holder(s)	

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Option 01 – Existing Building – Alteration, Extension & Refurbishment				
Gross Area	Budget Cost	Pros	Cons	Comments
35m2 Extension 170m2 Refurbishment 205m2 Total	£360,000	<p>Uses existing footprint Improves layout of existing building Creates 2nr group rooms Generous cloaks space.</p> <p>Reduced impact on site access.</p>	<p>A significant loss of currently valuable storage space.</p> <p>The building is past its economic lifespan.</p> <p>The existing building frame is unlikely to be sufficient to receive an increase in loads from the refurbishment work.</p> <p>There is a concrete plinth to the perimeter that suggests that the frame has eroded and been repaired.</p> <p>The potential for additional on-site costs is extremely high A new ground floor structure is believed to be necessary.</p> <p>Converting this building will reduce the amount of class space available during the construction phase, which the school cannot afford. A temporary building would be needed for that duration.</p>	<p>Refer to schematic drawing referenced SK00 &amp; SK01.</p> <p>A breakdown of the forecasted cost is given.</p> <p>We would recommend that NCC look to replace this building with a new structure as extending and refurbishing it is considered uneconomic.</p>

**Option 02 – Portakabin/Modular – Detached Extension**

Gross Area	Budget Cost	Pros	Cons	Comments
100m2 (Gross) Detached extension	£200,000	<p>Does not affect any existing buildings.</p> <p>Reduced on-site construction time thus potentially less damage to field. Building can be relocated in the future.</p> <p>Slightly lower construction cost. Plenty locations to site building</p>	<p>Potential complications in connecting services to existing.</p> <p>Building is temporary and not permanent.</p> <p>Building will not be as thermally efficient; not will it perform as well acoustically.</p> <p>Reduced aesthetics.</p>	<p>Refer to schematic drawing referenced SK00 &amp; SK02. A break down of the forecasted cost is given.</p> <p>A quotation for the building from Portacabin is appended.</p> <p>Forecasting the construction cost for this type of project is difficult. The budget given is slightly less proportionately than NCC has found elsewhere.</p> <p>There is therefore chance that actual tender costs exceed that budgeted here.</p>

<b>Option 03 – Tradition Extension to existing recently constructed classroom</b>				
Gross Area	Budget Cost	Pros	Cons	Comments
100m2 (Gross) Attached extension	£200,000	<p>Aesthetics of the site retained.</p> <p>The school loves the recently constructed extension. It is reported to perform well thermally and acoustically.</p> <p>The previous extension was designed to accommodate this future extension.</p> <p>Less complex connection to existing services than portacabin option.</p> <p>There is a benefit to mental health of the children and staff in providing a well-designed building, compared with a temporary portable building.</p>	<p>There may be a slight cost premium over the portacabin.</p> <p>Uses a portion of the field, although it has been confirmed by the various parties that it would not be of huge detriment.</p> <p>Greater attention to protecting the field will be required given the need for limited site access.</p>	<p>Refer to schematic drawing referenced SK00 &amp; SK03.1 &amp; SK03.2.</p> <p>The toilet provision is tight, but based on discussions with Mr Elliott and NCC's aim to make this as efficient a construction as possible.</p> <p>The school would benefit from more storage and this should be considered.</p>