

Options Analysis

Angel Oak Academy site

<p>'Do-nothing'</p>	<p>Advantages:</p> <ul style="list-style-type: none"> • There is no financial investment required by the council <p>Disadvantages:</p> <ul style="list-style-type: none"> • Lost opportunity to attract investment through development partner to address the capacity (increased pupil places offering 'secure diversity and increase opportunities for parental choice'), condition (deterioration/wear & tear from original c.1894 building with 1970 & 1980 additions) and associated suitability issues (both teaching and non-teaching areas including external play space) for the school. • Lost opportunity to utilise 'surplus' land to address the demand and supply of new housing stock which would otherwise pass to the Academy chain.
<p>'Do-minimum'</p>	<p>Advantages:</p> <ul style="list-style-type: none"> • None, as little or no scope to maximise the asset. <p>Disadvantages:</p> <ul style="list-style-type: none"> • As above
<p>'Undertake investment'</p>	<p>Advantages:</p> <ul style="list-style-type: none"> • Attract investment to address housing supply (proposed 125 units), school expansion (1.5FE to 2FE?) and school improvement (suitably sized teaching and non-teaching areas, efficient overall design and layout, increased and enhanced play provision), and developing land that would be otherwise be lost to the Academy chain who would not have the capacity to undertake this regeneration. <p>Disadvantages:</p> <ul style="list-style-type: none"> • None

Beormund Primary/SILS 4 Pupil Referral Unit site

<p>'Do-nothing'</p>	<p>Advantages:</p> <ul style="list-style-type: none"> • There is no financial investment required. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Lost opportunity to attract investment through development partner to address the capacity, condition and suitability issues for the 2 educational facilities. Beormund Primary School currently has the capacity to accommodate 35 full time pupils aged between 5 – 11 years with Social, Emotional & Mental Health (SEMH) difficulties. • The facilities are outdated and do not meet the curriculum needs of the current cohorts. There is little or no scope to remodel or expand the school to meet the growing demand for in-borough placement of pupils with SEMH needs. The SILS4 PRU facility is also subject to the similar condition, capacity and suitability deficiencies, and there are no alternative sites to temporarily decant pupils and PRU students.. • Lost opportunity to utilise land to address the supply of new housing stock. • Risk of available education land at the at the alternative proposed Reedham Street site being offered up for a free school which would prevent the needs at Beormund School being addressed .
<p>'Do-minimum'</p>	<p>Advantages:</p> <ul style="list-style-type: none"> • None, as little or no scope to maximise the asset. <p>Disadvantages:</p> <ul style="list-style-type: none"> • As above
<p>'Undertake investment'</p>	<p>Advantages:</p> <ul style="list-style-type: none"> • Attract investment to address housing supply (proposed 110 units); • Investment to fund new purpose-built school for Beormund pupils with increased capacity from current 35 to 45 pupils. • Investment to fund re-provision of SILS 4 PRU on the existing site with new purpose-built facilities. • The re-location of the PRU provision on the same site is important for the

	<p>students' continued identity with and ownership of the 'SE1 postcode', and allows for the continued partial educational use of the site.</p> <ul style="list-style-type: none"> • Beormund School's proposed relocation to a proposed alternative site in Reedham Street affords a more central location in the borough in access terms, and has the capacity and potential to facilitate the development and delivery of an inspirational building designed and purpose built to accommodate and meet the needs and challenges of 45 SEMH pupils. • Increased capacity of new facility will reduce costs of out-of-borough placements and private special needs provision. • The release of the Beormund site in Crosby Row allows the Council to maximize the full potential of the site in terms of development and value. <p>Disadvantages:</p> <ul style="list-style-type: none"> • None
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Cherry Gardens – Macks Road site

'Do-nothing'	<p>Advantages:</p> <ul style="list-style-type: none"> • None. Cherry Gardens School will be re-locating to new purpose-built facilities in the nearby vacant Highshore School site <p>Disadvantages:</p> <ul style="list-style-type: none"> • Lost opportunity to utilise 'surplus' land to address the demand and supply of new housing stock (proposed 50 units)
'Do-minimum'	<p>Advantages:</p> <ul style="list-style-type: none"> • None, as no scope to maximise the asset. Cherry Gardens School will be re-locating to new purpose-built facilities in the nearby vacant ex-Highshore School site. <p>Disadvantages:</p> <ul style="list-style-type: none"> • As above
'Undertake Investment'	<p>Advantages:</p> <ul style="list-style-type: none"> • Attract investment to address housing supply (proposed 50 units) and also invest in other school improvements and sport/play provision. <p>Disadvantages:</p> <ul style="list-style-type: none"> • None