

Appendix Two - Options Appraisal – Relocation of Rotunda

The following table summarises the options for relocating the Rotunda and illustrates why use of the Thomas Grey building was identified as the preferred option for further consideration.

Location	Pros and Cons	Comment
Rotunda (Haybrook remain)	<p>Pro: Building is available. No additional costs.</p> <p>Con: Lost opportunity to redevelop the Rotunda site. Building not suitable for adding an extension.</p>	Lost development opportunity.
Thomas Grey	<p>Pro: Existing building. Building available and already leased to Haybrook College. Estimated cost of refurbishment is £1m.</p> <p>Con: Proximity to Littledown pupils. Dependent on first relocating existing Haybrook users.</p>	Preferred option.
Rotunda site on Belfast Ave	<p>Pro: Currently in Education portfolio (not protected). Land available. Herschel willing to sell narrow strip of land to increase site size.</p> <p>Con: Planning permission obtained for 6 houses. Build cost estimated at £3.5m for reduced scheme. Site too small for expansion even with strip of land from Herschel Grammar.</p>	Expensive option with loss of housing.
Herschel Grammar school site	<p>Pro: Use of existing school site. Ability to use existing school sports facilities. Herschel can bid for EFA funding to replace lost buildings.</p> <p>Con: Build cost estimated at £3.9m. School will make 2 existing buildings available but need alternative accommodation to be provided first.</p>	Not currently available and expensive.

Haymill site	<p>Pro: Site available for development.</p> <p>Con: Build cost £4.5m. Loss of site for alternative use. Site already requested for Catering and Hospitality facility for Haybrook College. Unsuitable proximity to existing Haybrook College facilities.</p>	Unsuitable and expensive.
Weekes Drive	<p>Pro: Site available for development.</p> <p>Con: Build cost £4.5m. Loss of large site for a new school or alternative use.</p>	Loss of site and expensive.

Preferred Option: Thomas Grey Building

In April this year Cabinet agreed to lease the Thomas Grey building to Haybrook College for 3 years. This was an interim measure to create additional capacity using a vacant building while a long term solution was identified. Haybrook College will pay £33K per annum for the period of the lease as well as business rates and any bills. The cost of decorating and addressing immediate health and safety issues within the building prior to occupation has risen to £200K.

Aside from the £200K spent on works for Haybrook's lease, there has been no significant investment in the Thomas Grey building for a number of years due to its future being undecided. If the Thomas Grey building is to be retained and utilised for school places then a significant level of investment will be required to bring the building up to a suitable standard. Haybrook College, as an academy, will not be willing to enter into a long term lease for a building with significant existing condition liabilities. Although the building is solid it is not watertight and the services need upgrading. A budget of £1.2m is proposed to add at least 20 years to the life of the building, this budget will address the following items, some of which will also span across to the former Milan Centre now leased to Littledown School.

- New heating system to replace the original pipework
- Full rewiring and new lighting
- Major roof repair
- Drainage works

Previously it was agreed by Cabinet to sell the Milan Centre to Littledown based on an independent valuation with the premium paid from Basic Need grant. It was envisaged that the same principle should apply if the Thomas Grey is transferred to Haybrook College under an academy lease. However, given that the current Education capital programme will be supported by council borrowing, it is proposed to lease the Thomas Grey without applying a premium to the transfer. This avoids the Council borrowing a higher level of funding in order to receive the same amount as income. It is suggested that the same principle applies should Cabinet decide that the Haymill site is used to expand Haybrook College.

A Red Book Valuation of the Thomas Grey building (excluding the Milan Centre) is £306K for existing use value and £435K for redevelopment for housing.