



Nottinghamshire  
County Council

# Building Schools for the Future



## ADDITIONAL CLARIFICATION

26/01/2009

CLASP report – update for PfS January 2009  
Version 1 – 20<sup>th</sup> January 2009

## **Introduction and Purpose:**

This addendum to the CLASP update report sent on to PfS 20 Jan 2009 provides:-

- Clarification / additional information on 'option 1' within the site options analysis
- More detail on specific proposals for option 1 at Garibaldi School
- More information on the qualitative options appraisal

It also provides revised site plans / slides that clarify the existing site plan and option 1 proposals for Garibaldi school.

## **Clarification / additional information on 'option 1'**

Section 4 of the report submitted to PfS on 20 January 2009 correctly describes option 1 as establishing the baseline for the BSF site / buildings option analysis at each school.

It is the option that **extends the life of the existing buildings**. The outcomes achieved through this option are broadly what could be achieved for the basic FAM at 50:35:15 proportionality i.e. very little transformational change; more a programme of building maintenance given that, for CLASP buildings, “even minor maintenance (or works such as IT cabling) can be extraordinarily costly and time-consuming to carry out safely”<sup>1</sup>.

Described as “*Minor Refurb*” within the qualitative options appraisal process, it would result in maintaining virtually all of the existing buildings at each site – CLASP or otherwise – with new build largely restricted to those sites where the current accommodation falls short of BB98 guidelines or where a reorganisation of current provision requires some additional new build.

## **Background on the options used in the site options appraisal within Sfc2**

The three options assessed within the site options appraisal process during Sfc were developed through discussions and site visits with colleagues from PfS. We noted that the standard site options appraisal at Sfc would typically include: (a) ‘Do Nothing’; (b) ‘Complete 100% Rebuild’; and (c) a middle option that falls between these extremes, which includes a mix of new build, deep refurbishment and minor works that yields a broadly affordable solution and which becomes the ‘Control Option’. It was agreed that the options for Nottinghamshire do not readily fall in to these categories and that, on the spectrum that runs from ‘do nothing’ to ‘complete rebuild’, the Nottinghamshire options would be

- **OPTION 3:**  
To demolish virtually all the CLASP buildings, together with miscellaneous other forms of system and temporary structures, and apply the appropriate mix of deep and light refurbishment to the remaining non-CLASP estate. This is not a ‘100% rebuild’ option but, across the BSF tranche 1 estate translates, in FAM terms, as **84%:8%:8%**.

**It achieves an overall transformation in learning environments commensurate with BSF as a ‘once-in-a-lifetime’ investment programme.**

- **OPTION 2:**  
To seek to retain some CLASP buildings and to refurbish these and thus require less new build. Based on the site visits, some high level principles were agreed to determine the basis for determining what specific CLASP buildings could be retained. This focused on retaining large assembly hall spaces and on demolishing all single story CLASP buildings, together with multi-story CLASP buildings with wooden floor structures for which the noise transfer is a particular

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<sup>1</sup> This is an extract from Coventry City Council's Sfc2 document, describing the many difficulties in working with CLASP buildings.

issue. Across the BSF tranche 1 estate translates as **71%:21% (13% of which is CLASP refurbishment):8%**.

**It results in 'renewed old buildings'; updating the existing learning environments but failing to achieve a significant transformational outcome overall.** It should also be noted that due to the additional cost and time issues with Clasp refurbishment this options is more expensive than option 3.

- **OPTION 1:**  
To assess and appraise what might be achieved for the funding available via the standard FAM model of **50:35:15**.

**It extends the life of the existing buildings, but does not provide transformation in learning.** It should also be noted that this option may not enable the buildings to be brought up to current levels of building regulations or DDA requirements.

## Option 1 proposal at Garibaldi School

For Garibaldi, the detail of option 1 could be based upon:-

- A new build of some 2,300 sqm that would replace the mobile classrooms and other pre-fabricated / temporary accommodation currently on site and bring up the accommodation up to the total area recommended in BB98.
- Providing the deep refurbishment to a little over 4,000sqm of the existing CLASP buildings, focused on the main school building (block 5) on the site plan provided in Annex 1.
- The remaining buildings, whether CLASP (blocks 1 and 4) or non-CLASP (blocks 3, 7 and 8), would have no refurbishment or other form of improvement work done to them.

### Working Assumptions:

The budget available for option 1 equates exactly to the FAM-derived level of funding for each school i.e. for the purposes of options appraisal at SfC, there would be no cross-subsidies of funding between schools. Thus the funding available to Garibaldi in respect of option 1 is £15.34m

The total of preliminaries, site works costs and abnormals in relation to option 1 is the same as that for option 2 i.e. it would attract the same level of additional costs associated with the provision of additional time and of temporary accommodation that would accrue from a phased construction programme.

Updated and revised site plans / slides showing the existing buildings layout at the Garibaldi site, together with a further plan /slide depicting option 1 in block form is attached at Annex 1 to this document. This also includes a more detailed comparison of the make up of the existing Garibaldi buildings and the differing outcomes from the 3 options.

All our BSF schools have been kept up to date with the discussion and debate around the CLASP issue and, in particular, colleagues from Garibaldi School (though the head teacher and school leadership team) have spent a considerable amount of additional time working with local authority colleagues to work through different scenarios at the Garibaldi site. However, the schools have quite deliberately not been engaged by the authority in working up detailed plans for option 1. The main focus of schools' BSF planning work during SfC has been in developing their transformational visions and compiling School Strategies for Change, together with Education Design Briefs and high level accommodation plans to support their transformation agenda as the basis for further development during OBC. To have asked them, at the same time, to consider how they might best extend the life of their existing CLASP buildings would have taken their focus away from transformational thinking / mindset and undermined the education-lead vision for BSF in Nottinghamshire.

Moreover, whilst options 2 and 3 have been developed through a process of working up a proposal / option and then costing it, option 1 has been derived in reverse. It has been compiled by starting with a fixed sum of money and working out what could / could not

be done with the buildings for this money. Thus the specific proposals set out under option 1, which are by their nature more about viable buildings options, have largely been compiled by the authority's technical and design team and their external advisors with the minimum of involvement from schools.

This work also highlighted that there are several options as to how the money could be spent at each school / site. For example at Garibaldi, the current accommodation falls well short of the recommended BB98 area and also includes a small 'mobile village' of temporary classrooms. Making up this shortfall in area and replacing the temporary accommodation have both been assumed as priorities and thus are part of the new build included within option 1 above. The resultant amount of new build would also allow for one of the '*Learning Pods*' required to deliver Garibaldi's vision to be designed and built under this option 1. However, the consequence of this is that not all of the existing CLASP buildings can undergo the level of refurbishment required to bring them up to current building standards etc., and the non-CLASP buildings would be completely untouched through BSF investment. This would yield a very unbalanced set of school buildings in terms of their overall suitability to meet the school's vision and the school might, for example, wish to prioritise the refurbishment of all the CLASP buildings ahead of building additional area to meet BB98. They might prefer to retain the existing mobile classrooms on the basis that they provide better quality learning spaces than some of the existing CLASP buildings – a justifiable point, in the short-term at least. Ultimately there are a number of different refurbishment options that could be implemented for the basic FAM budget at Garibaldi. All result in an equally non-transformational outcome; they are buildings-based options rather than education-lead options and fall well short of the outcomes commensurate with a once-in-a-lifetime investment programme such as BSF.

## **The qualitative options appraisal process**

A report on the options appraisal process – how it was undertaken, the assessment criteria used to score options, the results, and conclusions derived from it – was included in papers sent to PfS in December 2008. This is included once more at Annex 2 to this report for information. Option 1 set the baseline for the scoring at each site. However, the actual score achieved by option 1, and its differential to the scores achieved by the other two options, differed markedly from site to site. On a scale of 15 - 70, option 1 scores ranged from 28 to 40. This reflects the respective suitability / condition / capacity of the existing buildings and sites. All of the mainstream secondary schools are very closely clustered with Magnus achieving the best score (... its site includes the greatest proportion of recently constructed buildings that ought to better align with the education criteria, and the least amount of CLASP, which yielded an overall better score against the technical criteria too). The Orchard Special School and Nottinghamshire Learning Centre scored most for option 1. This reflects the differing requirements they have for learning environments as opposed to the mainstream secondary schools, and, significantly, that these can be relatively better met by their existing buildings.

### **Scoring of option 1 for Garibaldi within the qualitative options appraisal**

In scoring option 1, colleagues involved in the evaluation process were fully aware of the issues raised earlier in this report about how there were a number of ways in which this proposal could be achieved and of the differing requirements at each school / site in relation to, for example, new build required to make up for deficiency in overall area such as at the Garibaldi site.

Out of a possible score of 70, Garibaldi scored 28 for option 1; 36 for option 2; and 57 for option 3. As is mentioned in the evaluation report at annex 2, the absolute scores mean relatively little in themselves; it is the comparison that is more important. The suggestion provided through the evaluation data is that replacing all of the CLASP buildings would double the transformational outcome for Garibaldi is realistic.

Pages 14-30 of the original CLASP report provided a summary of Garibaldi's vision for learning and how this translates into a vision for its buildings / accommodation. It also showed how some of the key spaces / Learning Pods required to deliver the new pattern of learning simply could not be developed / remodelled within the existing CLASP buildings. This was often because structural cross-bracing supports for the building were in the way i.e. some of the internal partitions could not be moved as required as this would affect the structural integrity of the entire building. Where it was physically possible to create a larger space without compromising the structural integrity, it still fell short of being the sort of large agile space required to meet the vision in full. It was compromised by a very low ceiling height and had any number of structural floor-to-ceiling columns dispersed around it. Within option 1, it was noted that just two decent Learning Pods could be created (one based around the new build and one poor but usable space within the existing CLASP buildings). Garibaldi's vision requires five.

The CLASP report also outlines how - irrespective of the budget available - the buildings cannot be adapted to meet all present day requirements around Building Regulations, the Disability Discrimination Act, acoustic separation, ventilation etc. The CLASP estate

could be improved, but not to the extent that all buildings would meet the 'basic standards' listed above.

It was these factors that led colleagues to arrive at an overall appraisal score of 28, which equates to 40% of the marks available.

Option 2 provides for a greater proportion of new build and also for some level of refurbishment to all of the current buildings that would remain as part of this option. However, 25% of the new school's buildings would remain as CLASP with all of the associated problems highlighted above. The greater proportion of new build will enable two new Learning Pods to be created, plus the one usage space within the existing CLASP buildings that would remain. It would remain difficult to create all of the key adjacencies within the mix of new and refurbished buildings and, coupled with the technical drawbacks inherent with the CLASP buildings, it was felt that this options did not meet the school vision sufficiently for the overall score to be improved greatly. Hence the overall appraisal score for this option was 36, which equates to a little under 52% of the marks available.

Option 3 was viewed by all colleagues as providing a learning environment that could, through effective design, be inherently transformational and which gave a much better match to Garibaldi's vision. It is not a complete solution. The non-CLASP buildings that remain are not well positioned on the site, nor are they suitably configured to provide the ideal solution. Consequently it is difficult to develop the fifth Learning Pod in the form that the others can be achieved through new build. However, they are modern buildings that, in principle, make more agile spaces that can be remodelled in to a more suitable solution than can be achieved with CLASP. Hence the appraisal score for this option was 57, which equates to a little over 81%

### **Option 1 - a transformational solution?**

We have sought to ensure that Nottinghamshire's BSF Programme is education-led and not simply viewed as a buildings investment programme. However, taking forward option 1 as the control option would inevitably mean that the programme is focused on buildings and not on transforming learning.

Given the condition of the existing buildings, whatever learning style / pedagogy drives each of our schools' visions through and beyond BSF, it will inevitably require a significant overhaul of the learning environments to run alongside the modernisation of the curriculum, the development of personalised learning and programme of change management with schools and the local authority.

Whilst we recognise and acknowledge the importance of, for example, an ICT-rich solution as a key enabler of the vision, this cannot, of itself, provide all of the necessary skills and competencies required of young people in the 21<sup>st</sup> century, and which are already being increasingly required by employers. Other softer skills – team work, development of social skills and emotional intelligence etc. – are all equally important parts of the 'transformational mix', and all of these elements need to be in place to give effect to transformation. The absence of any one element can have a disproportionate effect and, in Nottinghamshire, there is a risk that learning spaces and environments could be the 'key, missing ingredient'.

Moreover, the future will inevitably necessitate further change, in the learning environments, hence the need for flexible, agile spaces that that 'flex' accordingly. These are precisely the features we seek from our transformed learning spaces through BSF. Ironically, whilst CLASP buildings are physically able to 'flex' with ground movements (hence its suitability when Nottinghamshire was an active mining area), it is very inflexible in its capability for being refurbished and remodelled to meet different learning styles / pedagogies.

Supported by our CABE Enabler, we have developed some authority-level, strategic design principles including, for example, requiring our BSF schools to be designed such that they can set out to serve a particular form of learning style / pedagogy but are sufficiently agile to be undone and put back together again to support a different learning style / pedagogy in the future. Again, CLASP cannot serve this requirement.

### **Other Design / Commercial Issues**

As part of our early dialogue and site visits with our CABE Enabler, we have discussed the design assessment that will be undertaken by CABE during the period of bidder engagement prior to financial close. We have concluded that there is a clear risk that proposals that include the retention of CLASP buildings will fail this assessment and set back the Nottinghamshire BSF Programme still further.

Indeed, from being a potentially an attractive commercial proposition to a bidder given the size of the estate / multi-wave authority and control options involving a significant new build, Nottinghamshire would present a far less attractive proposition if our BSF programme became predominantly a CLASP refurbishment programme. Potential bidders could well be far fewer and the costs correspondingly increase. Finding a long-term partner willing to take on the on-going maintenance issues linked with CLASP buildings could also prove difficult.

## Summary of Options Analysis for Garibaldi School

### Composition of existing site and buildings

The Garibaldi site currently provides a number of community facilities alongside the school's accommodation. The accommodation used by the school totals some **10,273 sqm**. This cannot be reconciled directly from the various buildings on the site as some have a mix of teaching and community spaces within the same building e.g. the Sports Hall and the building housing the Youth Centre. In addition there is an Adult Learning Centre, operated in collaboration with the local FE College, which presently occupies its own discrete area of the site with separate entrance etc.

Taking account of the above, the composition of the building stock that makes up the school's accommodation within the scope of BSF funding is as follows:-

6,900 sqm	CLASP buildings
814 sqm	'mobile village'
71 sqm	other temporary / pre-fabricated structures
1,339 sqm	traditional brick buildings
1,149 sqm	traditional steel framed buildings
<b>10,273 sqm</b>	

**Thus the amount of CLASP and other pre-fabricated and mobile / temporary buildings make up 75% of the total, with other forms of permanent structure making up the other 25%.**

There is a significant **deficiency in the overall area** when compared to current BB98 recommendations, which computes a total area of 11,734sqm for Garibaldi School within our BSF proposals. All options considered for this site are based on making up this deficit in area.

### AMP Data for Garibaldi

As mentioned above, the existing site has a shortfall of teaching area. It is also deficient in overall site area though playing field area is supplemented through an agreement to use the pitches adjacent to the school site owned by the local Miners Welfare Association.

A plan showing the current usage of spaces, together with a commentary of the general suitability issues around the site, is summarised in the CLASP report (pages 16-17).

Surveys of condition of school buildings have been undertaken on cyclical basis (currently every 18 – 24 months). The condition surveys focus predominantly on H&S issues and '**keeping the doors open**'. They provide the basis for schools' to prioritise their delegated building maintenance budget and, for the more significant items (e.g. major roof and re-elevation projects), are included in the Council's annual programme of planned maintenance across the whole range of Council properties.

The condition survey report for Garibaldi school highlights priority maintenance requirements totalling some £1.27m. All of this work would naturally be included within the scope of options 2 and 3 below. Option 1 does leave some of the existing buildings untouched and the health & safety and other priorities identified for these buildings would need to continue to be picked up by the school's delegated maintenance budget (... or, as highlighted in the main body of this note, be included in a revised scope of works within option 1).

### **Summary of proposals within SfC options analysis**

The composition / outcome of the proposals under option 3 are summarised as:-

#### Option 3 (estimated cost £18.5m):

- Light refurbishment to the Sports Hall (780 sqm from the 1149 sqm above) 7%
- Deep refurbishment of 1339 sqm 11%
- Remainder of the proposed new school to be new build 82%

#### Option 2 (estimated cost £21.4m):

- Light refurbishment to the Sports Hall (780 sqm from the 1149 sqm above) 7%
- Deep refurbishment of 1339 sqm 11%
- CLASP refurbishment to 2,920 sqm of the existing CLASP buildings 25%
- Remainder of the proposed new school to be new build 57%

#### Option 1 (estimated cost £15.3m):

- New build totalling c2,300 sqm to make up deficiency in overall area and to replace the mobile classrooms and other pre-fabricated and temporary structures on site 19%
- CLASP refurbishment to c4,000 sqm of the existing CLASP buildings 34%
- No works at all to the remainder of the existing buildings on site 47%



Site Plan (NTS)

- Key Site issues
- a) Asbestos in CLASP
  - b) Pitch Fibre drainage
  - c) Severn Trent Sewer
  - d) Site slope and accessibility in existing buildings
  - e) Pedestrian/ vehicle access and noise round teaching areas



### Key

- CLASP Buildings
- Recent buildings retain
- Recent buildings remodel
- Mobiles
- Tarmac car park & play
- Muga (poor Condition)
- Severn Trent Sewers
- ➡ Pedestrian access
- ➡ Vehicular access

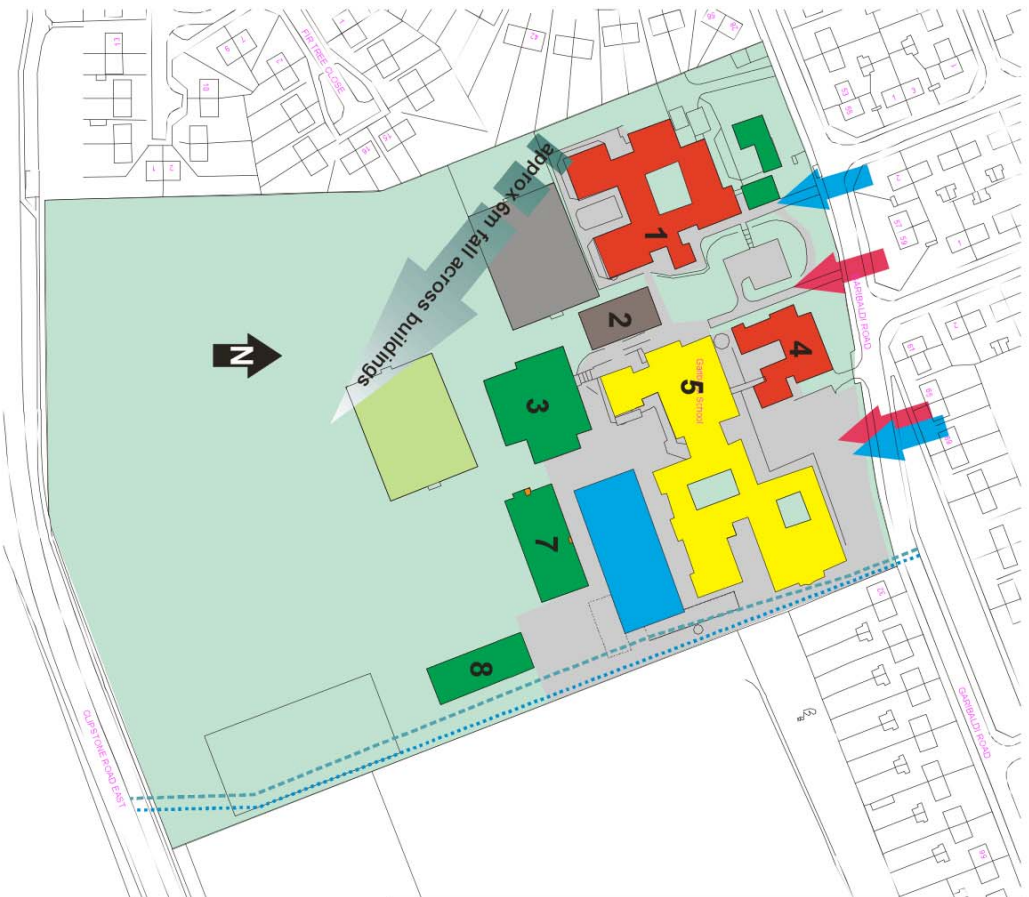


## Existing Site Layout

Nottinghamshire County Council  
Design & Procurement  
**Existing Plan**  
**Garibaldi School**

### Analysis of existing estate

Block	Description	Area	Condition	Notes
Block 1	Lower school	1,650 sq m	Good	overheating with narrow corridors, level changes and classrooms within classrooms. There may also be a potential fall through the building
Block 2	Sports Barn - steel frame	413 sq m	Poor	poor glaze, overhanging with narrow corridors, temporary of life
Block 3	Hall & Changing	1,997 & 2,007 sq m	Good	Good - retain with minor works
Block 4	Youth Centre, Teaching & Catering	1,595 sq m	Good	poor glaze, overhanging with narrow corridors, level changes, two storey with no lift. Asbestos throughout
Block 5	Teaching, Hall, DT	2,924 sq m	Poor	poor glaze, overhanging with narrow corridors, level changes, two storey with undersized stairs
Block 6	Mobiles	1,998 & 2,003 - 814 sq m	Good	level changes, noise transfer, glaze
Block 7	School Block 2001	780 sq m	Good	South facing windows and low ceilings contribute to overheating
Block 8	Arts Block (2001)	595 sq m	Good	South facing windows and low ceilings contribute to overheating



Site Plan (NTS)

### Key

- CLASP do nothing
- More recent buildings retain - do nothing
- Refurbish CLASP to Building regs and amend layout (note this will leave an area shortfall)
- New build (2 storey)
- Tarmac car park & play
- Muga (poor Condition)
- All weather - recent
- Severn Trent Sewers
- Pedestrian access
- Vehicular access



Buildings being retained

**Comments on Option:**

- a) The existing CLASP in red will provide unsuitable accommodation for education, overheating and with narrow corridors and undersized rooms along with rooms only accessed through existing classrooms, there are likely to be some health & safety requirements.
- b) The inability to refurbish Science and art (green-blocks 7 & 8) will mean these rooms will be well under BB98 area
- c) The present noise problems will be retained over about half the school buildings
- d) The new build will take up much of the existing car parking and social /play space. This will mean there is insufficient area for staff or community to park, only a very small unsafe tarmac area for games with no social space for children
- e) These buildings will prevent the realisation of the transformational vision and provide an inequality of provision across the school. Indeed the effect of retaining much of the existing estate will almost certainly lead to a lowering of expectations & worth both among staff and pupils.
- f) Improving dining is likely to be an issue
- g) Security and inclusiveness throughout the site will be as existing which is very poor

**If we do any substantial work to any CLASP building we are advised by Building Control it will need fully refurbishing to Building Regs**



Buildings being retained

## Option 1 at FAM costs

Nottinghamshire County Council  
Design & Procurement

### Option 1 Garibaldi School



## Report on Schools Site Option Evaluation for SfC2

### Objective of Evaluation

To assess site development options for the seven schools in Tranche 1 against a range of educational, technical and project management criteria.

### Evaluation process

#### *Site Options*

NCC Design / Property team had proposed options for the development of each school site in Tranche 1, taking into consideration the educational vision and drivers of each school, the condition of existing buildings and the suitability of each school site to deliver the vision. This option is described in this document as the *Optimum Solution* but at the evaluation meeting was described as option 3.

A key limitation on the proposed options was the high levels of CLASP style construction in existing buildings. CLASP buildings are difficult to refurbish for a number of technical and financial reasons which have been described elsewhere. The optimum solution seemed to be rebuilding as much as 80% of the school estate which is at variance with the PfS model of 50% rebuild and 35% major refurbishment. However after review with PfS a second option of retaining appropriate existing CLASP buildings was also developed. This option is described as *CLASP utilisation* but was referred to as option 2 in the evaluation meeting.

The aim of the BSF programme to transform learning is not reliant of building new schools therefore one of the options to be considered was 'Do Nothing' to the existing estate. Evaluating this option would establish a baseline for the BSF programme in each school. It was described as *Minor Refurb* but was referred to as option 1 in the evaluation meeting.

#### *Evaluation criteria*

A range of 18 educational, technical and project management criteria were created, drawing on the experience of the NCC and its external advisors. These criteria were weighted to ensure that the educational criteria were worth half of the maximum score to reflect the importance of transforming learning

#### *Evaluation panel*

A cross-section of LA officers and external advisers were invited to participate in the evaluation. In addition to colleagues leading the transformation agenda in Nottinghamshire and those working with schools to develop their visions were others with backgrounds ranging from youth services and SEN to construction and programme management. Eleven people were able to attend the evaluation meeting on December 4.

#### *Evaluation pack*

Each member of the panel was sent a pack (extracts from which are included at Appendix A) 5 days prior to the evaluation meeting. The pack comprised the following elements

- Briefing on purpose, scope and process of evaluation
- Site map of each existing school
- Urban design report on each existing school site
- Site Options Brief outlining educational vision and drivers and impact on site planning
- Site map of proposed Optimum Solution for each school

*Summary of evaluation meeting*

After a short recap on the purpose, scope and process of the evaluation an NCC architect took the panel through the *CLASP utilisation* and *Optimum Solution* options for each school, spending around 15 minutes per school. Each member of the panel then scored each option against the 18 criteria independently. The scores were then compiled in a data table (see appendix B)

*Data quality*

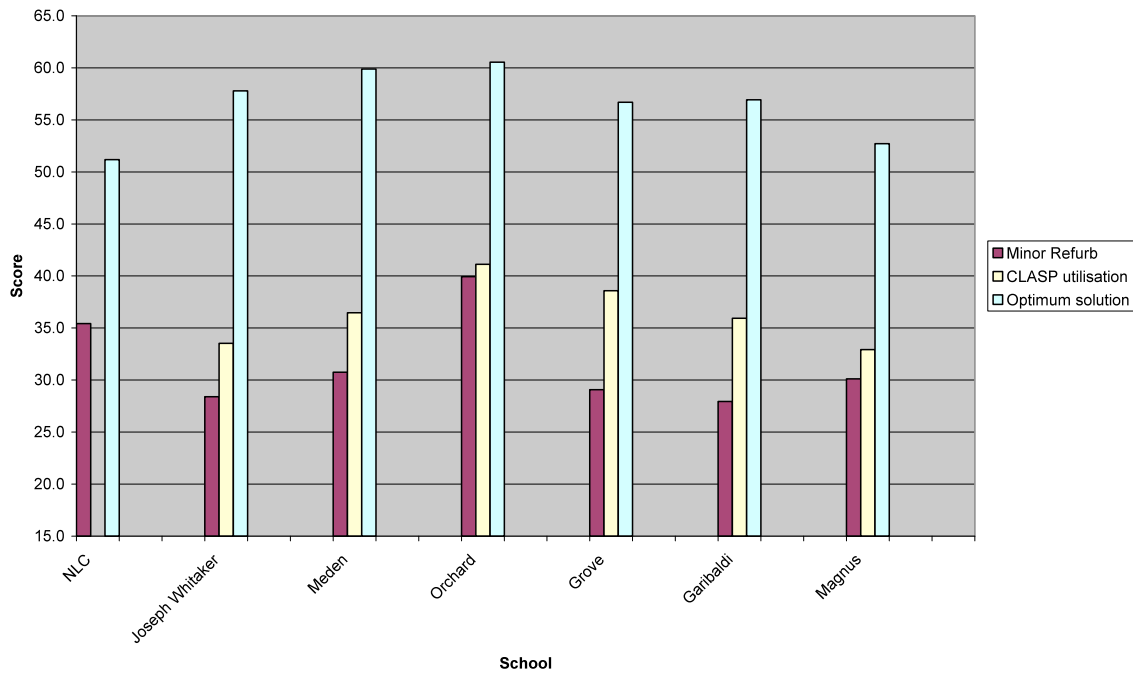
Each score was marked out of five with the lowest score being one. Therefore the lowest possible score, once weighting was considered, was 15 out of 70.

The final combination of 18 criteria, 11 people, 7 schools and three options generated nearly 4,200 scores. This quantity of data ensured that the results were robust and could not be unduly distorted by one individual or by one particular criterion.

The absolute scores for each of the 21 individual school and option combinations mean little in themselves. It is the comparison between the 21 combinations that is important.

**Evaluation Results**

The scores for each option for each school are shown in the chart below.



The general trend is that the CLASP utilisation scores (range 33-41) were much closer to the Minor Refurb scores (range 28-35) than they were to the Optimum Solution scores (range 52-61). Although the differences in the educational component of the scores were substantial it is worth noting that the technical scores were significantly higher for the optimum solution than they were for the other two options.

A high level description of each option for each school and the evaluation score is shown in the table below.

School	Option	Description	Score
NLC	#1 Minor Refurb	Retain existing buildings	35
	#2 CLASP utilisation	N/A	n/a
	#3 Optimum Solution	Refurbishment of existing Orchard school site which are CLASP buildings.	51
Joseph Whittaker	#1 Minor Refurb	Retain existing buildings	28
	#2 CLASP utilisation	Retain 1,900 m2 of existing buildings with minor refurb. Retain 2,000 m2 of existing CLASP buildings (Hall and DT) and apply a full CLASP refurb. New build 7,600 m2	34
	#3 Optimum Solution	Retain 1,900 m2 of existing buildings with minor refurb. Rebuild 9,500 m2.	58
Meden	#1 Minor Refurb	Retain existing buildings	31
	#2 CLASP utilisation	Retain existing school hall and gym 750 m2 and apply a full CLASP refurbishment. Rebuild 9,500 m2	37
	#3 Optimum Solution	Rebuild 100% - 10,200 m2	60
Orchard	#1 Minor Refurb	Retain existing buildings	40
	#2 CLASP utilisation	Apply a full CLASP refurbishment of existing site which are CLASP buildings	41
	#3 Optimum Solution	100% new build of 3,400 m2 on Grove site	61
Grove	#1 Minor Refurb	Retain existing buildings	29
	#2 CLASP utilisation	Retain 1,850 m2 of two storey CLASP and apply a full CLASP refurbishment. Rebuild 9,800 m2	39
	#3 Optimum Solution	Rebuild 100% -11,500 m2	57
Garibaldi	#1 Minor Refurb	Retain existing buildings	28
	#2 CLASP utilisation	Retain 2,100 m2 of existing buildings with minor refurb to 800m2 and major refurb to 1,300m2. Retain 3,000 m2 of existing CLASP buildings and apply a full CLASP refurbishment. New build 6,800 m2	36
	#3 Optimum Solution	Retain 2,100 m2 of existing buildings with minor refurb to 800m2 and major refurb to 1,300m2. New build 9,500 m2	57
Magnus	#1 Minor Refurb	Retain existing buildings	30
	#2 CLASP utilisation	Retain 1,400 m2 with minor refurbishment. Major refurbishment to 4,600m2. Also retain 475m2 of CLASP and apply a full CLASP refurbishment. New build 5,500 m2	33
	#3 Optimum Solution	Retain 1,400 m2 with minor refurbishment. Major refurbishment to 4,600 m2. New build 6,000 m2	53

## **Conclusion**

Across the tranche 1 schools the proposed solution to develop each school which in five cases involved the demolition of much of the existing CLASP buildings, significantly outscored the option that sought to utilise existing CLASP buildings.

This option to utilise the existing CLASP buildings and add some new build achieved scores that were closer to the option to minor refurbishment except in the case of the NLC.

Therefore the conclusion is that retaining CLASP buildings is seen as detrimental to the delivery of learning transformation and technical effectiveness in six of the seven schools in Tranche 1. For NLC refurbishment of the existing Orchard buildings is viewed as an effective solution.