

REPORT OF THE CHIEF EXECUTIVE OF EDUCATION LEEDS

EXECUTIVE BOARD: 13th December 2006

SUBJECT: : Primary Review: Proposals for Alwoodley Primary Planning Area

EXECUTIVE SUMMARY

1 Purpose of the Report

- 1.1 The report informs Executive Board of the outcome of consultation undertaken on the proposed closure of Fir Tree and Archbishop Cranmer Church of England (Aided) Primary Schools and the establishment of a one and a half form of entry primary school, with a Children's Centre, on the Archbishop Cranmer site.

2. Background

- 2.1 The Alwoodley Planning Area comprises Fir Tree, Alwoodley, Archbishop Cranmer CE (aided), Brodetsky Jewish (aided) and St Paul's Catholic (Aided) primary schools. There are serious concerns about falling pupil numbers in the area and the impact that this is having on local primary schools. Both Fir Tree and Archbishop Cranmer CE primary schools have seen pupil numbers fall in recent years. The proposed amalgamation of the two schools will tackle concerns with the sustainability of current provision in the Alwoodley area.

3. Main Issues raised during Consultation

3.1 Reduction in provision

There was considerable consensus on the need to reduce provision. Sadness at the loss of the existing schools was tempered by the opportunity to establish a new viable and sustainable primary school, with a children's centre, within the community.

3.2 Choice of site

The initial view of Education Leeds was that the Archbishop Cranmer site was the preferred site for the proposed new school due to its central location with regard to the community of the new school. However, it is important to recognise that both school sites currently offer excellent facilities, and therefore the choice is between two locations that have long served their pupils, staff and communities.

3.3 Status of the new school

The new primary school could be a community, Church of England Voluntary Controlled or Voluntary Aided Primary School. Support for all three was

received, but there was a strong view that a Voluntary Controlled school would be acceptable as a compromise. Education Leeds endorses this view on the grounds that a Church of England Voluntary Controlled school would reflect the historical links that Archbishop Cranmer CE has with the Church, while allowing the new school to reflect the strengths of both of the existing schools. The Local Authority would be its Admission's authority.

3.4 Timescale

Concern was expressed that the proposed timescale for implementing these proposals was relatively short. However, there was a greater concern that a longer implementation timescale could be more destabilising and ultimately detrimental to the pupils, staff and to the new school. Following discussion it was accepted that the shorter timescale was in the best interests of a successful proposal.

4. Financial Implications

4.1 There would be an annual revenue saving of approximately £158,000 from this amalgamation proposal.

4.2 This proposal would lead to Education Leeds declaring as surplus the Fir Tree site, enabling the Council, if it wished, to dispose of the building and site. The first call on any capital receipt would be works proposed at the new school.

5. The Way Forward

Following careful consideration of the views expressed during the consultation period, Education Leeds retains the view that an amalgamation of Fir Tree and Archbishop Cranmer Primary Schools would be the most appropriate way to achieve sustainable primary provision in the Alwoodley area. The Church of England Diocese and Education Leeds agree that the new school's proposed status should be voluntary controlled.

6. Recommendation

6.1 Executive Board is asked to approve that a statutory notice is published to:

- i) close Fir Tree Primary School on 31st August 2007,
- ii) close Archbishop Cranmer CE (Aided) Primary School on 31st August 2007

6.2 The Executive Board is asked to note in line with Statutory Requirements, the Church of England Diocese will publish the notice to establish a 1.5 FE Voluntary Controlled Church of England Primary School on the Archbishop Cranmer site on 1st September 2007.

6.3 As these are linked proposals they will automatically be determined by the School Organisation Committee (SOC). Executive Board is asked to delegate to the Director of Children's Services the authority to agree the text of Education Leeds' response to any representations received before submission to SOC.

Agenda Item:

Originator: George Turnbull

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EXECUTIVE BOARD: 13th December 2006

SUBJECT: Primary Review: Proposals for Alwoodley Primary Planning Area

Electoral wards Affected:

Alwoodley
Moortown

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call-in

Not Eligible for Call-in

1.0 Purpose of the Report

- 1.1 The purpose of this report is to inform the Executive Board of the outcome of consultation undertaken on the proposed closure of Fir Tree and Archbishop Cranmer Church of England (Aided) Primary Schools and the establishment of a one and a half form entry primary school, with a Children's Centre, on the Archbishop Cranmer site.

2.00 Background

- 2.1 The Alwoodley Planning Area comprises Fir Tree, Archbishop Cranmer CE, Alwoodley, St Paul's Catholic and Brodetsky Jewish Primary Schools.
- 2.2 On 20th September 2006, the Executive Board considered a report which outlined options for the future pattern of primary provision in the Alwoodley Primary Planning Area. At this meeting, the Executive Board granted Education Leeds permission to undertake public consultation on a proposal to close Fir Tree and Archbishop Cranmer CE Primary Schools and establish a one and a half form of entry primary school on the Archbishop Cranmer site. A six week period of public consultation ran from 29 September until 10th November 2006.

- 2.3** Fir Tree Primary School is the smallest in the area with only 106 pupils on roll having experienced falling rolls over several years. The school has the highest percentage of surplus places of all of the schools at 32%. Archbishop Cranmer Primary School has also suffered falling rolls and currently has 192 on roll, and although notionally the school has a surplus of 19%, it is in a building that could accommodate up to 315 pupils. Intakes into both Fir Tree and Archbishop Cranmer Primary Schools are significantly lower than the schools' admission numbers of 30 and 45 respectively – only 11 children were admitted into Reception at Fir Tree and 19 into Reception at Archbishop Cranmer for the 2005/06 academic year (Pupil Level Annual School Census (PLASC) January 2006). Reception numbers for September 2006 show intakes of 16 and 8 respectively.
- 2.4** The long-term vision for primary provision in Alwoodley is for all local schools to be sustainable, well resourced schools that offer an inspiring education for pupils. The proposed amalgamation of Fir Tree and Archbishop Cranmer CE Primary Schools is aimed at ensuring that schools have sufficient pupils and resources to be sustainable into the future and to offer all pupils an excellent education.

3.0 Main Issues

- 3.1** Public consultation on the proposal to amalgamate Fir Tree and Archbishop Cranmer CE Primary Schools on the Archbishop Cranmer site commenced on 29th September and ended on 10th November 2006. A consultation document was widely distributed to parents, staff, governors and agencies working in the area and was made available through a number of outlets including the local library. The consultation document included a pro-forma response form to encourage written responses. During this period, meetings were held with a range of stakeholders and minuted for the purposes of recording the views expressed. A copy of all written responses and the minutes from the consultation meetings are available for inspection from the clerk to the Executive Board, named on the front page of the agenda.

Timetable of Consultation Meetings

4th October Archbishop Cranmer staff
4th October Archbishop Cranmer Governors
12th October Fir Tree staff
12th October Fir Tree Governors
16th October Inner North East Area Committee
16th October Public Meeting at Allerton High School
19th October Moor Allerton Partnership
23rd October Outer North East Area Committee

- 3.2** A total of 86 written responses have been received, from parents, staff, governors, pupils and other stakeholders. There were 4 responses from people connected with Fir Tree Primary and 77 responses from those connected with Archbishop Cranmer CE Primary. In addition there were 5 responses where no connection was stated with either school. (See appendix 1)
- 3.3** All of the written responses received have been analysed in detail. The following section provides an overview of the key issues raised during consultation and Education Leeds' response. It should be noted that this is a summary of the more detailed information presented.

3.4 Main issues raised during Public Consultation

3.5 The proposal to reduce the level of provision

There was considerable consensus among respondents of a need to reduce the level of provision to ensure viable schools. It was recognised that there were insufficient children in the area to sustain the current pattern of primary provision. Whilst people felt saddened by this situation, it was nevertheless widely accepted that significant, planned action was necessary.

3.6 The choice of site for the new school

It is important to recognise that both school sites currently offer excellent facilities, and have done for many years. Both buildings are sound and their grounds are large and secure, offering considerably more green space than most primary schools can access. Any choice between these two sites is therefore a choice between two excellent facilities which have long served their pupils, staff and communities. However, only one school is required for the future, and therefore only one site is required for education purposes. Whilst either site would be an asset to the school estate in Leeds, the better one should be retained for the future education of children in that area.

3.7 Education Leeds response

In order to consider each of the current school sites as a possible location for the proposed new primary school, a site appraisal was completed, the outcome of which is summarised in Appendix 2.

3.8 It is acknowledged that both sites provide excellent potential for the new amalgamated school, each able to fully comply with curriculum requirements. Both schools have sufficient space to accommodate a one and a half form entry school with a fully integrated Children's Centre. The two school buildings are in generally good condition, although some refurbishment and adaptation would be needed at both sites. Internal modification of both buildings is possible to create classrooms that adhere to DfES standards. It is not anticipated that there would be any significant traffic issues at either site arising from the establishment of a new school. Access is relatively good on both sites however, as Fir Tree is a two-storey building, some adaptation would be required, at a minimum, a lift would need to be installed to comply with the Disability Discrimination Act.

3.9 The Archbishop Cranmer site is a slightly larger site, and more centrally located in relation to the community of the proposed new school. Community provision is currently available at both schools; however, due to its location, and its proximity to Allerton High School, the Archbishop Cranmer site offers significant opportunities for both extended services and for the Children's Centre.

3.10 Both sites would need some minor work to bring them up to standard. The total cost of the building work required at the Fir Tree and Archbishop Cranmer sites is approximately £1.83m and £1.63m respectively, making the cost at Archbishop Cranmer some £200,000 less than Fir tree. It would be expected that a capital receipt generated from the sale of either of the sites would be used to fund the building works required to establish the new school.

3.11 The survey conducted on each of the sites did not identify anything that would change the original Education Leeds' position that Archbishop Cranmer is the preferred site for the new school.

3.12 The status of the new school

Many of the parents of Fir Tree Primary School pupils, who expressed a view on the status of the new school, wanted the new school to be a community school. There were also a number of respondents who thought the school should have a church status. A majority considered a voluntary controlled school to be a satisfactory compromise. Only a very small number stated that they would not attend the new school if it adopted any form of religious status.

3.13 Both governing bodies acknowledged that some compromise would be necessary for the amalgamation to successfully proceed. Accepting that voluntary controlled status would better reflect the current ethos of the two schools, both governing bodies support this.

3.14 The Church of England Diocese would prefer the retention of Aided status as a matter of principle, but with this particular proposal agree that the long term benefit of primary education in this community is best achieved by a voluntary controlled school, and has actively supported Education Leeds in developing the proposal.

3.15 Education Leeds response

Although there has been support expressed for a community school and an aided school, governors, staff and many individual respondents have suggested that the middle ground of a voluntary controlled school would be an equitable and acceptable way forward. Education Leeds endorses this view, on the grounds that a voluntary controlled Church of England school would reflect the historical links that Archbishop Cranmer has with the church, while allowing the new school to reflect the strengths of both of the existing schools. In this case the new school would have a church ethos, but the Local Authority would be its Admission's authority. Parents of future intakes would apply through the normal admission's process for a place in the school. Children on the roll of the existing schools at the point of closure would automatically be offered a place in the new school.

3.16 Timescale for Implementation

3.17 Concern was expressed that the proposed timescale for implementing these proposals was relatively short and this could prove problematic in successfully delivering a new school for September 2007. On the presently envisaged timetable, a final decision to proceed could not be taken by School Organisation Committee until March 2007 at the earliest.

3.18 There was considerable discussion around this subject during the consultation meetings, particularly with both governing bodies and with staff, exploring the consequences of introducing a later implementation date. The potential for either January 2008, or September 2008 to be adopted were considered. There was little support for January 2008 because of the curriculum issues this would present, bringing two schools together in the middle of the school year, disruption to SATs and an inevitable level of general disruption.

3.19 Implementation in September 2008 would clearly allow more time to be spent in planning, preparation and delivery of the new school with the complex issues and practicalities that need to be addressed. However, there was a greater concern that this longer implementation timescale could prove to be more destabilising and ultimately detrimental to the pupils, staff and to the new school. There has been considerable instability in the area, over many years, as a result of the declining pupil population and the two schools are stretched by their declining budgets. There would

remain uncertainty for prospective parents around their options for future provision, and a period of protracted uncertainty for staff in relation to their future employment positions.

3.20 Education Leeds response

It is acknowledged that the timescale for implementing this proposal is a short one. However, there is now considerable support and expertise within Education Leeds for schools undergoing such changes which is currently available to both schools. The governing bodies have taken a proactive role in establishing a close working relationship, in anticipation of the roles and responsibilities lying ahead. In detailed discussions with them around the timescale, they have both indicated a wish to move as quickly as possible, to build on the early momentum that is now being established, and to remove the uncertainty from the area as soon as possible.

3.21 Early Years

In the Children's Centre Plan 2006-2008 provision has been identified for a Children's Centre in the Alwoodley area, meeting the needs in particular of families living on the Cranmer Bank Estate and the Lingfield Estate. Education Leeds and the Early Years Service believe that the location of the Children's Centre on the Archbishop Cranmer site would make the best contribution to the core offer for both an extended school and a Children's Centre. Whilst the Fir Tree site could also provide a Children's Centre, it is not as centrally located in relation to its target population, and does not offer the same potential to develop 0-19 provision as part of a campus that exists with the Archbishop Cranmer site adjacent to Allerton High School.

3.22 SEN

Careful management of the impact of this proposal on pupils with Special Educational Needs will be built into the implementation phase, should it proceed.

3.23 Community Impact Assessment

3.24 Education Leeds commissioned the Outer North East Area Management Team to undertake a full Community Impact Assessment on this proposal. The purpose was to investigate the impact of the closure of Fir Tree Primary School on community provision in the area.

3.25 Fir Tree and Archbishop Cranmer CE primary schools are situated in an area that has been identified as a priority neighbourhood for action by the North East District Partnership. Specifically, this comprises of the Cranmer Bank, Fir Tree and Lingfield estates. There are a number of facilities available in the area for general community use including Moortown Methodist Hall, St Stephen's Church, Moor Allerton Library, Northcall and Open House. All of these facilities are based in and around the Cranmer Bank estate, apart from Open House which is based on the Lingfield and Fir Tree estates. The provision on offer is quite diverse ranging from groups catering for the elderly to support for families and benefit advice.

3.26 There is a range of services available at both schools for the benefit of the children and families attending the schools. In addition, there are some community facilities based at each of the schools ranging from sports facilities to meeting facilities for families and senior citizens.

3.27 It is acknowledged that Fir Tree Primary School serves a vulnerable community and

Education Leeds fully supports the development of extended school facilities in the Alwoodley area as part of the Change for Children agenda. Across the city clusters of schools are considering how between them they can extend facilities for pupils, their families and the communities they serve.

3.28 If childcare provision for school age children was to continue from the Archbishop Cranmer site, this could link out of school childcare for years 6 & 7 with extended schools activities at the nearby Allerton High School, contributing to transition arrangements between the schools. A significant number of children in the locality choose Allerton High School as their preferred option; 30 out of the 42 children in Year 6 at Archbishop Cranmer in the academic year 2005/06 went to Allerton High School.

3.29 If the Archbishop Cranmer site was identified as the site for the proposed new school, the City Council will need to consider the potential options for the Fir Tree site to support the continued regeneration of the area. This could, however, impact on available investment in the new school that would be funded from a capital receipt for the site. Education Leeds will also work with all schools in the area, including the new school, to provide extended school provision that can be tailored to the community's needs.

3.30 The Way Forward

3.31 Following careful consideration of the views expressed during the consultation period, Education Leeds retains the view that an amalgamation of Fir Tree and Archbishop Cranmer Primary Schools would be the most appropriate way to achieve sustainable primary provision in the Alwoodley area. The Church of England Diocese and Education Leeds accept that the best option in this case is for the new school's proposed status to be voluntary controlled.

4.0 IMPLICATIONS FOR COUNCIL POLICY AND GOVERNANCE

4.1 Planning primary school places is relevant to a number of key priorities identified in the Children and Young People's Plan, the Asset Management Plan and the Corporate Plan, in terms of managing the supply and demand of school places and school improvement. It is also relevant to the Closing the Gap agenda, with the planning of school places taking consideration of wider socio-economic factors and regeneration.

5.0 LEGAL AND RESOURCE IMPLICATIONS

5.1 FINANCIAL IMPLICATIONS

5.2 There would be an annual revenue saving of approximately £158,000 as a result of closing Fir Tree Primary School and Archbishop Cranmer CE Primary School, and establishing a new 1 and a half FE primary school on the Archbishop Cranmer site to accommodate existing pupils.

5.3 The Fir Tree Primary School site would be declared surplus to educational requirements if this proposal proceeds. If subsequently there is a capital receipt generated from the site, a first call on this would be to fund improvements proposed on the Archbishop Cranmer School site in order to deliver the new school. This is provisionally costed at £1.6m (including the children's centre for which separate capital funding is available - see Appendix 2 for breakdown). However, a new school could open in the existing building with a smaller scope of works being undertaken, which

could be met from existing capital resources.

5.4 STATUTORY IMPLICATIONS

5.5 The review of primary provision fulfils the LEA's statutory requirement to keep under review the supply and demand of school places.

5.6 After full consideration of the views expressed during the consultation period, Education Leeds is of the view that this proposal should proceed. The recommendation of this report is to initiate the required statutory process. If objections are received during the representation period of the statutory notice, the proposal will be forwarded to the School Organisation Committee for consideration.

5.7 Timescale

The envisaged timescale for the statutory process is as follows:

January 2007 Publish notices giving 6 weeks for representations.

February 2007 Notice expires

March 14th 2007 Exec Board for permission to refer to School Organisation Committee, if there are objections otherwise for Executive Board to determine

Mid May 2007 Deadline for SOC decision, although meeting would be requested by end March

Sep 2007 Implementation

5.8 EQUALITY IMPLICATIONS

The proposals have been subject to equality impact assessment. There are no anticipated significant differential impacts on the basis of ethnicity, disability or gender associated with the proposals. The five schools in the area have different ethnic compositions and the percentage of White British pupils ranges from 60% in Alwoodley Primary to 99% in Brodetsky. The schools likely affected by this proposal have mixed ethnic compositions which could change as a result of parental preferences.

6.0 RECOMMENDATIONS

6.1 Executive Board is asked to approve that a statutory notice is published to:

- i) close Fir Tree Primary School on 31st August 2006,
- ii) close Archbishop Cranmer Church of England (Aided) Primary School on 31st August 2006

6.2 The Executive Board is asked to note that in line with Statutory Requirements, the Church of England Diocese will publish the notice to establish a 1 and a half FE Voluntary Controlled Church of England Primary School on the Archbishop Cranmer site on 1st September 2007.

6.3 As these are linked proposals they will automatically be determined by the School Organisation Committee (SOC). Executive Board is asked to delegate to the Director of Children's Services the authority to agree the text of Education Leeds' response to any representations received before submission to SOC.

Appendix 1

Consultation responses to proposal to close Archbishop Cranmer C of E and Fir Tree primary schools and to open a new one and a half form of entry primary school on the Archbishop Cranmer site

The following is a summary of the issues raised in written communication during the consultation period. They reflect the views as they have been expressed. They are not necessarily either accurate or substantiated.

Access	ABC is centrally located	44
	ABC building is more accessible	11
	ABC closer to park and ride providing ample parking	7
	ABC has safe access	6
	proposal would lead to pupils having to cross busy major roads	2
	proposal would lead to increase in congestion	1
	Fir Tree has parking facilities	1
	Fir Tree has no parking facilities	1
Buildings & Sites		
Location of new prim. sch.	ABC site	76
(Tick box)	Fir Tree site	5
	ABC site large enough for other facilities	49
	ABC buildings all on one level	42
	ABC ideal site for Children's Centre	36
	ABC site is church owned land so cannot be used for other purposes	31
	City Council can use Fir Tree site for other purposes	30
	ABC has large school fields and play area	10
	ABC is adjacent to Allerton High	8
	ABC has better buildings	4
	ABC has larger sports fields	2
	Centre of the community	2
Community		
	Community needs a church school	2
	Would like Fir Tree site to be retained for community use (not for private housing)	1
	Fir Tree site not owned by church	1
Disruption to children		
	Children would be disrupted by closure	5
Early Years		
	Fir Tree has established nursery	2
	Relocate Fir Tree Nursery to ABC site	1
Facilities		
	ABC has newly installed amenities such as Smartboards	2
Finance		
	Investment needed in new school	2
	Money invested for Fir Tree wasted	1
	Would have to buy new uniform	1
Parental Choice		
	Parents will send children elsewhere if either school changes	2
	Parental choice would be diminished	1
	Parent's choice of C of E school is restricted	1
	If did not remain C of E school then would remove children from ABC	1
	Community schools are multi-faith and multi-cultural	1

Process	Concerns regarding timescale	44
	Ensure amalgamation creates a viable school for future	30
Pupil numbers	Accept the need to address falling numbers issue	35
	Small classes are better than big classes	2
	Close Fir Tree	1
Staffing	Concerns over future of staff	36
	dedicated staff at ABC	1
Standards	ABC achieves high standards	3
	Happy environment	2
	Standards will fall	1
Status	ABC ethos should be maintained	33
	Would prefer VC	31
	VC could be the compromise for the status issue	31
	New school should be a church school	2
	Choice of a community school in area would be restricted	1
	Schools should have no links to particular faith	1
	Would prefer VA	1
	Concerns regarding admission policies of combined state/church school	1
Other	Accept the proposal	33
	Opportunity for 0 - 19 campus	32
	Leave both schools as they are	7
	Keep ABC as VA	6
	Don't close Fir Tree school	3
	Name of Archbishop should be kept	3
	Do not accept the proposal	1

Appendix 2

Site Appraisal

The information below is a summary of the site appraisal of the current Fir Tree and Archbishop Cranmer CE primary schools.

Criteria	Fir Tree Primary School	Archbishop Cranmer CE Primary School
Total floor area of schools	1795m ²	1637m ² , including 87m ² for the temporary building.
Current Building	Built in 1961. Two storey block. Originally constructed in brickwork and pitched roof. Large single storey with extension, added in 1970s. Was remodelled in 2002. Further remodelling in main entrance and school office areas has taken place subsequently.	Built in 1976. Constructed with brick and block walls and a flat felt roof. Single storey. Detached temporary building erected in 2001.
Suitability	Most areas in school suffer from significant solar gain and over heating issue due to the north-south orientation.	Many classrooms exhibit high levels of solar gain Circulation areas are congested.
Sufficiency	Private Nursery, Education Welfare Service offices and Oracy Unit (funded by European Asylum Seekers Fund) included in sufficiency calculations. In order to satisfy the full accommodation brief, 300m ² of new floor space would be needed.	Temporary accommodation, housing the Before and After School Club, not included in sufficiency calculations. In order to satisfy the full accommodation brief it will be necessary to provide approximately 400m ² of new floor area.
Number of classrooms	Sufficient number of classrooms to accommodate 1.5FE.	Sufficient number of classrooms to accommodate 1.5FE.
Size of classrooms	Mixture of oversized and undersized classrooms. Adaptation needed to convert office space back to classroom accommodation.	Majority of classrooms are currently classed as undersized at category B1 level meaning teaching methods are inhibited, although some classrooms have the benefit of a large shared practical/resource area. The existing buildings could be modified in order to increase the size of the classrooms to bring them up to DfES standards.
Site		
General	Total site area 21,391m ² External areas are of sufficient size to accommodate the proposed development, although site slopes from North to South so some landscaping may be required.	Total site area 24,080 m ² External areas are in good condition and have benefited from good maintenance. Of sufficient size to accommodate the proposed development.

Accessibility (any costs involved)	Lift required to meet DDA requirements.	None
General condition of building (cost of bringing up to standards)	Generally good with: <ul style="list-style-type: none"> • some steel windows requiring replacement • some pointing required to external walls 	Generally good with: <ul style="list-style-type: none"> • several internal walls requiring some attention. • Some isolated signs of leaks to the roof, such that the flat felt roof may need to be replaced soon. • Emergency lighting, fire alarms and luminaries require replacement within the next 3 years.
AMP condition survey	Approximately £320,000 outstanding 'condition' work in priority 2 and 3. Work to address outstanding priority 1 electrical issues has just been completed.	A total of £140,668 outstanding "condition" work in priority 2 and 3 (there is no outstanding priority 1 condition work)
Heating	Two gas fired boilers with steel pipe work and a mix of cast iron, steel panel radiators and fan convectors. Both boilers and fan convectors in gym require replacing within the next 5 years. Pipe work is in average condition. Electrical distribution boards need replacing within 5 years. All other electrical infrastructure is in average condition.	Boiler is in good condition having been replaced in 2005
General condition of site	Car parks and pathways in good condition. Timber steps leading to paying fields are in need of renewal	External areas are in good condition and have benefited from good maintenance.
Children's Centre requirements	Currently has no nursery class, but a childcare provider for children from 2 years plus out of school care for school age children including play scheme. Existing Nursery can be used to provide CC accommodation. There is also scope to extend.	Currently no nursery class or other sessional provider. They do have a provider of out of school childcare and play scheme provision on site. It is feasible to reconfigure existing accommodation for CC provision The ABC site seems to be the most centrally located in the area bound by main roads, making it accessible to most families in the locality.
Car parking facilities	Currently sufficient provision, with segregated pupil/visitor and vehicular access and it is envisaged this would also be suitable for 1.5FE	Currently sufficient car parking provision, and it is envisaged that current provision is sufficient for 1.5FE
Traffic impact assessment	There is vehicular access to the school via roads on three sides of the school. Three entrances around the school provide pedestrian access	Vehicular access is via one main road. There are two pedestrian entrances, one at the side with access through the grounds of Allerton HS. It is anticipated, this

	It is not envisaged that local roads would be adversely impacted and there is sufficient space for parents vehicles to park on roads adjacent to the school	will also be part of a cycle route. It is not envisaged that local roads would be adversely impacted upon.
Extended Services	Fir Tree is a stand alone primary school which provides community access to a variety of external users	ABC is a stand alone primary school although situated next to Allerton HS. The school currently provides community access to a variety of external users.
Ownership of each site	Leeds City Council	It would appear that the site, having been provided initially by the Council, has never been transferred to the Diocese and presently rests with Education (Learning and Leisure) in its entirety. It should be noted however, that the Diocese would have claim to a percentage of any proceeds generated by the sale of the site.
Valuation of each site	£5.75m to £6.75m gross	£2.0m to £2.5m
Budget Estimate to bring up to standard of 1.5 FE with Children's Centre		
	Children's Centre – extension to Nursery/Reception @ £2000 per m ² £200,000	Children's Centre – Refurbishment and conversion of existing accommodation 416m ² @ £1,600 per m ² . £665,600
	Conversion of existing Nursery/Reception into CC. Approx 320m @£1600 per m £512,000	Installation of 3 folding screens to classrooms around resources area and minor refurbishment approx £100,000
	3 new classrooms @ 63m ² per classroom plus 10% circulation plus 9m storage. 217m @£2000 per m £434,000	5 new classrooms @63m ² plus 10% circulation and 15m ² storage @ £2,000 per m ² x 362m ² £724,000
	Internal alteration to 2 storey block to increase size of 2 classrooms and return existing Education Welfare offices to classrooms. 262m @£1200 per m. £314,400.	
	Installation of lift £50,000	
	Condition work £320,000	Condition work £140,668
Total	£1,830,400	£1,630,268