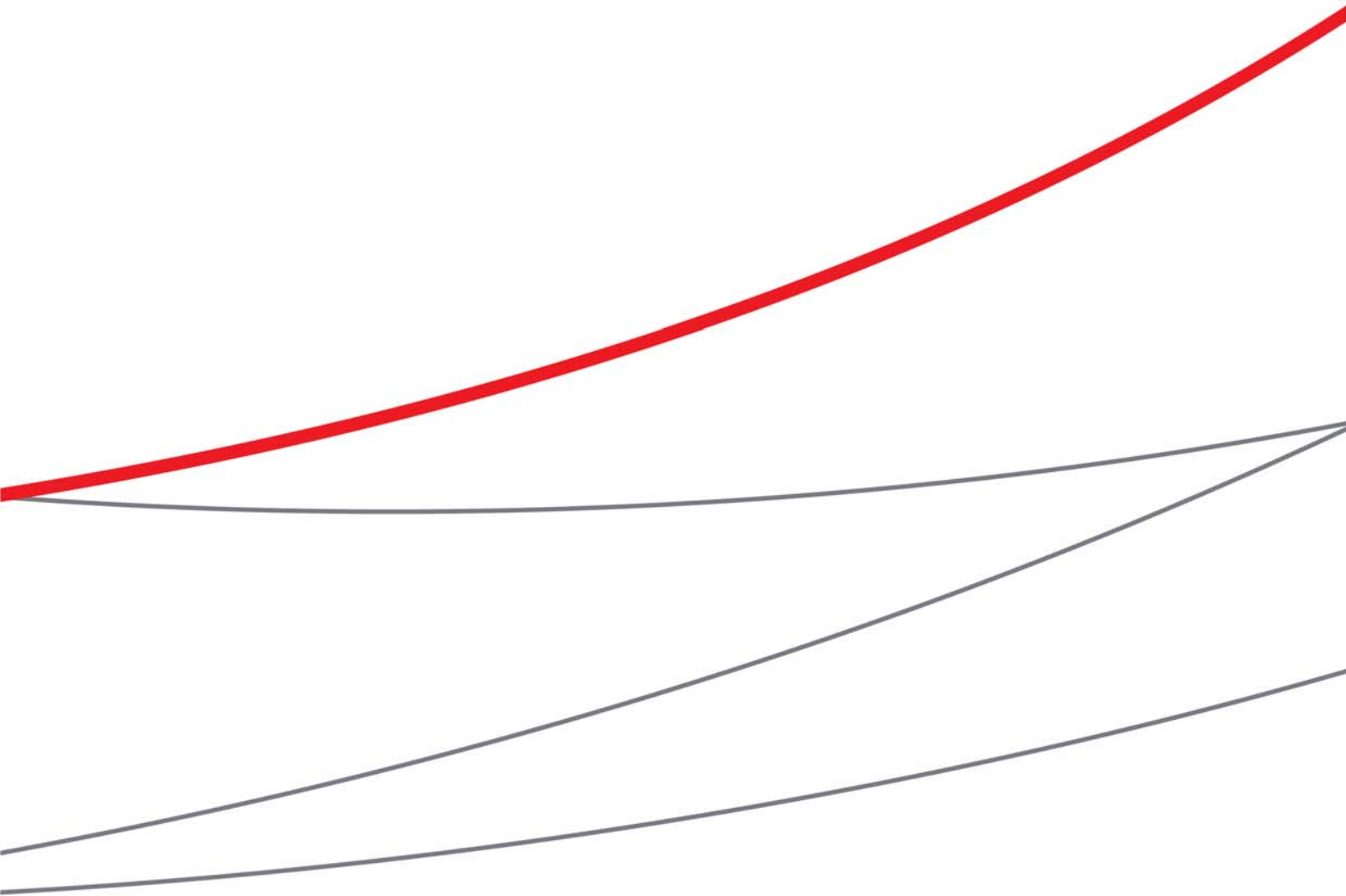


Primary School Site Selection report for the London Borough of Ealing

December 2010



EC HARRIS
BUILT ASSET
CONSULTANCY

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Please note that the views expressed in this report are those of EC Harris LLP in response to a commission from the London Borough of Ealing

Ealing Primary School Site Selection Report

Executive Summary

This report, which has been jointly commissioned by both the Children's Services and Housing and Regeneration Directorates, provides an assessment of potential sites for the location of new primary schools within the London Borough of Ealing, with a particular focus on the town centre areas within Ealing, Greenford and Acton.

The following sites have been identified as strong, potentially good or possible sites for the location of new primary schools.

Ealing Town Centre

Site Name	Ranking	Forms of Entry Possible	Indicative Delivery Time
Former King Fahad Academy Site	Strong Candidate Site	Up to 4FE	3 – 5 years
Ealing Central Sports Ground (based on existing building areas)	Good potential site, some constraints, further feasibility assessment required	Suitable for 1FE and 2FE might be possible	2 – 3 years
Former Barclays Sports	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability	1FE	3 – 5 years
78 Mattock Lane	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability	1FE	3 – 5 years

Ealing Primary School Site Selection Report

Greenford

Site Name	Ranking	Forms of Entry Possible	Indicative Delivery Time
Vacated land from Greenford High School	Good potential site, some constraints, further feasibility assessment required	1FE	2 – 3 years
Former Glaxo Sports Ground	Good potential site, some constraints, further feasibility assessment required. Size will depend on final secondary school plans and will required some shared external facilities.	Up to 4FE	2-3 years
Greenford Community Centre	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability	1FE but very tight	2 – 3 years

Acton

Site Name	Ranking	Forms of Entry Possible	Indicative Delivery Time
West Acton Community Centre	Strong Candidate Site	1FE	2 – 3 years
Priory Community Centre Site	Good potential site, some constraints, further feasibility assessment required	1FE	2 – 3 years
The Oaks Shopping Centre	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability	1FE	3 – 5 years
Morrison's Supermarket Car Park	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability	2FE	3 – 5 years

Further analysis of the above sites is included in the Site Analysis Assessments in **Appendix 2**

Ealing Primary School Site Selection Report

Establishing potential suitable sites within the three town centres of Ealing, Greenford and Acton for primary school provision has proved a significant challenge. These areas are significantly built up and the availability and cost of sites big enough to accommodate a primary school has proved a significant constraint.

The potential distribution of additional forms of entry are set out in the table below and the intention of the search is to identify sites to meet these timescales however it has not been possible in all instances.

Potential distribution of additional Forms of Entry (Projections 1, 2 & 3)

	2011			2012			2013			2014		
Area	P1	P2	P3	P1	P2	P3	P1	P2	P3	P1	P2	P3
Acton	3	3	4	4	4	4	3	4	4	4	4	5
Ealing North	3	4	4	5	5	5	5	5	5	5	6	6
Ealing South	4	5	6	6	6	7	6	6	7	7	7	8
Greenford East	1	2	2	2	2	2	2	2	2	2	2	2
Greenford North	3	3	4	4	4	5	4	4	4	5	5	5
Greenford West	1	1	2	2	2	2	2	2	2	2	2	3
Greenford Central	3	4	4	5	5	5	4	5	5	5	5	6
Southall North	2	2	3	2	3	3	2	3	3	3	3	4
Southall South	0	0	0	0	0	1	0	0	1	1	1	1
Borough Total	20	24	29	30	31	34	28	31	33	34	35	40

In addition suitable sites have been identified within other areas of the Borough that could be considered especially in the light of a lack of sites directly within the town centres.

This report also addresses the considerations for possible re-use of non-education buildings as primary facilities and the alternative funding routes with this type of approach to inform future planning policy and site selection.

Ealing Primary School Site Selection Report

1. Introduction and context

Background

The provision of adequate primary school places for its resident children is a statutory duty of the Council. Recent demographic trends and changes, including rising birth rates and migration levels, has resulted in a rapid increase in the number of school places the Council has a duty to provide.

This has put existing schools under increasing pressure, with extra demand being met through increasing the supply of places through temporary expansions of existing schools, alongside permanent new primary provision in particular areas. However, despite these measures, there is a risk that additional primary school places will need to be provided should demand continue to rise. Central Ealing, Greenford and Acton are areas that will require additional school provision should this occur.

The location of these demographic pressures, and the need to provide primary school places close to demand, means that a new primary school may be needed in the central Ealing, Acton and Greenford areas over the coming years. Providing a school in a town centre context provides LB of Ealing with significant challenges in relation to planning, deliverability and viability, as well as school design. The purpose of this commission is to provide guidance for Ealing in relation to these challenges.

This report, which has been jointly commissioned by the Children's Services and Housing and Regeneration Directorates, provides an assessment of potential sites for the location of new primary schools within the London Borough of Ealing (LB of Ealing).

The report is required because of the increased demand for primary places due to population growth in the borough and also to inform the Infrastructure Delivery Plan (IDP). This report provides a summary of the initial selection of potential sites and their viability.

Objectives:

- To inform Ealing's Local Development Framework (LDF), Development Plan Documents (DPD's) and Infrastructure Delivery Plan (IDP) regarding the potential location of new primary schools for any occupied / unoccupied, brown / greenfield sites within the borough against agreed criteria and categorisation. These are set out in Section 3 of this report.
- To provide case studies and appropriate planning guidance for LB of Ealing to inform the planning and delivery of a new delivery model for primary provision within clear and restrictive affordability limits.
- To examine the potential for new and changed means of funding the proposed provision.

Ealing Primary School Site Selection Report

2. Scope of Assessment and Methodology

This study has been undertaken to identify 2-3 locations for primary school sites within each of Ealing, Acton and Greenford Town Centres and in particular, to consider re-use of vacant / redundant buildings and sites. In particular the study's objectives have been:

- To identify potential locations and sites for new (1 or 2 Form Entry (FE)) primary schools within the central Ealing, Acton and Greenford areas to inform the Council's IDP and LDF Development Sites DPD, including relevant planning, design and delivery issues. This will supplement work on searches for sites previously undertaken.
- To provide criteria on which potential sites can be assessed (these are set out in Section 3 of this report), in order to provide a transparent process which can be used to demonstrate soundness through the LDF process. Undertake an initial feasibility study to classify the potential sites according to those criteria.
- To identify key planning risks associated with each site; including issues relating to potential for change of use, current policy constraints, transport and accessibility issues, appropriate layout and design considerations, and relevant neighbour and adjacent use issues, site constraints, current planning status and relevant planning history (see **Appendix 1** Summary Site Selection Table).
- Provide guidance, supported by case studies, as to how retail and commercial buildings can be used to provide schools in constrained urban and town centre locations.

EC Harris has undertaken a review of potentially available properties or land parcels both within the council's ownership (freehold or leasehold) or in private ownership. Commercial properties or sites have been reviewed, in particular those that are vacant. However sites within town centres that would have prohibitively high purchase costs have been discounted as these would not provide justifiable value for money solutions for the council.

Sites that are green space / Metropolitan Open Land that do not have any existing buildings on them that could be converted or rebuilt for primary school provision have not been assessed at this stage.

A number of commercial and industrial estates were initially considered, however they do not present short to medium term viable options due to multiple ownership of units, currently occupied premises that would need to be relocated etc. Only significant commercial or light industrial units that are currently vacant / on the market were considered for assessment.

Ealing Primary School Site Selection Report

Where assessed sites are not in the ownership of LB of Ealing discussions have not yet taken place with the land owners on the possibility of purchase or leasing. This will need to be undertaken as part of the next stage assessment if LB of Ealing wish to pursue these options.

Ealing Primary School Site Selection Report

3. Key considerations for sites

The criteria that sites were assessed against include the following:

- Current Ownership – LB of Ealing or private/other ownership
- Whether the site would be a freehold purchase or a leasehold agreement
- The availability of the site e.g. is it on the market, the time to purchase or agree leases etc.
- The Site Area and what size (if any) of Primary School could fit on it, e.g. the possible Form of Entry that site could facilitate against Building Bulletin 99 (BB99) guidelines (see below for details)
- The sites location (eg close to town centres)
- Existing Buildings / Facilities on the site, could these be re-used
- Current Planning Designation
- Whether a Change of Use Planning Approval would be required
- Any Policy / Planning Constraints that the site might have that would affect its development for education use
- Accessibility (highways and Pedestrian access)
- Public Transport Connections
- Neighbouring Constraints or Risks
- The programme of delivery for development of the site (is it a 2-3 year time span, 5yr plus time span etc.)

These criteria were used to determine the key risks / disadvantages and benefits of the individual sites to enable an overall conclusion on their suitability and viability for use as future primary school accommodation.

Area assessment

The prospective sites were assessed against the guidelines for Primary School Building and Site areas under the DfE's Building Bulletin 99 (BB99). The areas guidelines for primary schools from 1FE to 4FE are shown over the page.

It should be noted that the above building bulletin is based on the traditional school model to which we are accustomed. This can provide a flexible space however there are potentially alternative models of school provision that may need to be accommodated in future years such as parent providers/ free schools and other models that have not as yet been identified. These alternatives may have an impact on space standards but can not be defined at this stage.

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Areas:	BB99 (m ²) 1FE	BB99 (m ²) 2FE	BB99 (m ²) 3FE	BB99 (m ²) 4FE
Gross Area of Building	1306 (Gfl 1306)	2250 (Gfl 1650 1 st 600)	3200 (Gfl 2350 1 st fl 850)	4138 (Gfl 3000 1 st fl 1200)
Net External Amenity Area (play areas, habitat, float)	2650	3480	4320	5160
External Circulation/ Service Area	910 [nom]	1200 [nom]	1400 [nom]	1650 [nom]
Gross External Area	3560	4680	5750	6810
Overall Site (minimum) Area	4866	6330	8070	9810
Note: Overall site area is the building ground floor footprint area added to the gross external area. Buildings have been assumed to be two storeys for 2FE, 3FE & 4FE schools. The ground and first floor area split is shown for information only and will vary for particular sites depending on the design solution and site constraints. Above areas are minimum areas under BB99 guidelines. Figures are approximate as BB99 gives ranges.				

It should be noted that the above areas are only guidance. BB99 also notes that an absolute minimum net site area (i.e. site area excluding the building footprint) for any primary should be 2,000m².

We have used these areas as a guideline to assess suitability of sites but we have also used our experience of working in inner city locations to assess sites that may not normally be considered due to their size. In some instances we found sites under the guideline limits but have considered these suitable as there appears to be opportunities to potentially design building and external layouts to accommodate the required provision.

We have also provided within this report discussion and case study examples of solutions for constrained inner city sites demonstrating approaches that can be taken to get over the issue of small site areas.

Ealing Primary School Site Selection Report

4. Re-use of existing properties as an option

The reuse of retail and commercial space for Education

In assessing potential sites for primary schools consideration has been given to the re-use of existing buildings such as retail and commercial property. The re-use of other types of property for the education sector is now becoming, in this challenging funding environment, more and more applicable.

One of the key benefits of recycled retail space created in the last 20 years will be that there will be existing ground and service infrastructure which can be used by the new school facility. Typically, for example the standard bandwidth of any feed to the site for data will be around 100mbits as it would have had to accommodate a variety of IT related functions. For smaller units, there may be additional requirements.

As a last point, our detailed research and evidence from other successfully delivered projects around the world indicate that many of the space allocation requirements within a retail shell are more dependant on the mixed development of construction elements and furniture, fittings & equipment solutions, given that most of the alteration and adaptation is non structural.

We have provided further details of the considerations given to this type of approach both in this section and through a collection of case studies in Appendix 3 to this report.

Case Studies

We have provided case studies of various innovations in school building provision from around the world and in the UK in our report within **Appendix 3**. There are no working examples of full primary school provision within a retail environment in an inner city / urban location in England at the time of writing.

There are examples of working models for primary school building provision in adapted buildings already owned by a Local Authority, which is a separate discussion. The fact that there are no working models of primary schools within retail environments in inner city / urban areas does not indicate that it is difficult to achieve – more, it indicates that there has been no need to make such provision to date as appropriate capital investment has been available for new or expanded provision on more traditional school sites.

However, the demonstration models that do exist reveal that the proposal is entirely achievable as long as the appropriate funding arrangements are in place and the necessary covenants can be agreed and the contract duration is long-term.

In the context of the LB of Ealing the types of solutions that re-use existing buildings may be more applicable to areas outside of the town centres. The town centre areas within the LB of Ealing due to their high value (purchase or leasehold) make them less likely to provide value for money sites.

Ealing Primary School Site Selection Report

Key issues for re-use of other types of buildings for education use

The development within a constrained inner city / urban site will be centred on provision of external facilities, access, pupil safety and sustainability. There are practical issues that can be overcome such as appropriate play space, access and its location however there are also cultural issues around individuals acceptance of the compromises that may be required and these can be harder to address. There are numerous examples of separated play space and playing fields from main school sites. For example in Ealing; Allenby Primary School, Berrymede Junior School, Little Ealing Primary School and Wood End Junior School all have play space or playing fields separated from the main school site.

In addition, any new planned development within a converted facility would be the subject of a full planning appraisal by the Local Authority in assessing the issue related to the site as with any other development. Key to any development is the nature of the structure to be converted. The most obvious issues relate to the adaptability of the building in its location. For example, an inner city 'shed' such as a commercial unit could be easily converted given its ability to absorb any configuration for internal space. Local policy might also dictate the parameters. For example, some Authorities state that any new primary provision should not be over two floors or more. There is also an example at Falconbrook in Clapham of a Board School where the playground is part located on the roof of the building within a well designed 'cage'. Again, local policy may have to be considered in respect of this.

In respect of building regulations, our research indicates that obviously, the 'change of use' issues will need to be undertaken via the normal process. However, our research indicates that for many authorities, the key issue for change of use is related to access, combined with accessibility for pedestrian and vehicular traffic at the peak points in the day. Given that most retail units would have had a similar condition placed on them when planning was originally approved, our planning consultant advises that this should present a less onerous change of use requirement than if it was a 'new' site.

Key defining factors for planning will be:

- Access for pedestrian and vehicular traffic – keeping them separate
- Adequate traffic controls at peak times
- Off road drop off and loading for bus routes
- Clarity regarding safety arrangements for pupils on mixed use sites
- Appropriate security ensuring integrity of the learning environment for its users

In respect of space standards, it is impossible to make a generic ruling on any retail space until a specific example is available for detailed study and assessment. However, as a general principle, where the retail space comprises a frame supported span over an enclosed space, in many respect this offers significant opportunity to manipulate fit out and delivery of spaces in whatever configuration is required – and to provide that in an environment which is sufficiently agile to enable further future change.

Ealing Primary School Site Selection Report

The benefits of this model are that the internal fit out is not required to be structurally integral and can thus be created with future change in mind. The key is the starting point of the available interior dimensions. Dependent on the vision for education provision, as long as this maintains the core space requirements by area, then the manipulation of space will not present any significant issues.

Where the space is oversized, this can either be used for additional education space provision (i.e. a larger than normal allocation) or could incorporate other public service facilities which are required – e.g. primary care facility.

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5. Summary of Findings

Noted below is an executive summary of the sites considered to be Strong Candidate Sites or Sites of Good Potential to accommodate at least a 1FE Primary.

A full schedule of all sites considered and their assessment is provided in Appendix 1. Please note that this schedule will require further discussion with Ealing Officers prior to publication with any LDF consultation material.

Site Location		Outline commentary on suitability	Form of Entry possible	Classification
West Acton Community Centre,	Acton	Conversion of existing community centre site adjacent to West Acton primary School. Site could easily provide extension capability for existing primary to expand by 1FE to a 3FE Primary School.	1 FE	Strong Candidate Site
Mandeville School (old site), Eastcote Lane,	Northolt	Vacant Ealing owned school site that is currently been used by a private school. Initial assessment indicates that the site could be converted into a 1FE Primary School (without Nursery) through either demolish and rebuild option. Alternatively, the existing could be remodelled with provision of additional accommodation.	1 FE	Strong Candidate Site
Former King Fahad Academy,	Ealing	Existing School Building which is vacant that could be used with limited work for up to 4FE primary school. Site is under private ownership and Freehold unlikely to be acquirable so Lease only option but costs need to be investigated.	Up to 4FE	Strong Candidate Site
Viking Community Centre and Primary School, Radcliffe Way	Northolt	Large site that could accommodate a new build 4FE Primary School or a 2FE expansion to existing buildings. Existing Primary on site therefore would likely to be a 1FE or 2FE expansion overall.	Up to 4FE	Strong Candidate Site
301 Ruislip Road and Greenford High School	Greenford	Combine redundant land from Greenford High School PFI project with 301 Ruislip Road to create site for a 2FE or 3FE Primary. 301 Ruislip Road Site will become vacant as part of the Property Strategy.	1FE for 301 Ruislip Rd or 2FE for combined site	Good potential site, some constraints, further feasibility assessment required

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Site Location		Outline commentary on suitability	Form of Entry possible	Classification
Ealing Central Sports Ground, Perivale	Ealing	Land is Open Space but there are redundant built areas (MUGA's) and if the floor plates can be combined may provide scope for redevelopment on the edge of the park for 1 FE Primary. Due to shortage of available sites development on open land (within the footprint of existing buildings on the open land) should be seriously considered.	Suitable for 1FE and 2FE might be possible	Good potential site, some constraints, further feasibility assessment required
Former Glaxo Sports Ground	Greenford	Purchased by LB of Ealing for the development of a secondary school under the BSF programme. New primary provision could easily be located on the site, however a reduced Secondary School footprint maybe required to meet the overall planning brief for the site.	Up to 4FE	Good potential site, some constraints, further feasibility assessment required
Priory Community Centre	Acton	Site tied into Acton Town redevelopment, likely to add additional complexity that would make whole scheme unviable. Existing building is large enough for 1FE, but the external areas are not. Therefore, only feasible option would be for demolition and rebuild. Key issue is the disposal value is already required for the Acton Town Hall re-development project.	1 FE	Good potential site, some constraints, further feasibility assessment required
Vacated land from Greenford High School	Greenford	Initial Assessment is that the site could not meet BB99 guidelines, but could be big enough for a constrained 1FE primary school. Would make a much more viable site if sports facilities were used from the adjacent secondary school. Could be combined with site from 301 Ruislip Road to make this a strong candidate site.	1 FE	Good potential site, some constraints, further feasibility assessment required
Roslin Road/Stirling Road Industrial Estate	Acton	Areas are big enough to accommodate 1FE to 4FE site, although this is subject to other development plans, which a new school would impact upon.	Up to 4FE	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability

Ealing Primary School Site Selection Report

Former Barclays Sports Ground	Ealing	Initial assessment indicates that site could accommodate 1FE primary school within the building footprint. Larger primary school options would be impeded by planning constraints due to MOL status. Key issue to consider would be that the use of the existing building footprint for school use means the loss of accommodation to facilitate sports ground use on other parts of the site should that use be reinstated at some future time.	1FE	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability
Former B&Q site	Northolt	Large site, plenty of commercial sheds that could be converted. Site access for parents and pupils on foot is biggest issue for viability. Site located on very busy A road. Further assessment would be needed with a Transport Consultant to test viability.	Up to 4FE	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability
Land opposite Northolt high	Northolt	Site Current Education Land, would need to get long lease from Northolt School.	1FE but very tight	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability
Greenford Community Centre, Oldfield Lane	Greenford	Site is very small (2740m ²), below BB99 guidelines but could be considered if innovative solutions adopted including multi storey school and roof decks.	1FE but very tight	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability
62/64 Green Lane	Hanwell	LB of Ealing owned site, building is to be vacated as a result of the implementation of the property strategy. Could be suitable for a new build 1 FE primary however site is MOL which would constrain development. Poor access and existing primary school on same road.	1FE	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability
The Oaks Shopping Centre	Acton	Site large enough for at least a 2FE Primary, however option only likely to be a long term possibility due to acquisition issues and costs.	1FE	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability

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Morrison's Supermarket Car Park	Acton	Long term option only. Requires significant negotiations with Morrison's to develop, plus more detailed feasibility studies to test if viable.	2FE	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability
78 Mattock Lane	Ealing	Site large enough for a 1FE Primary and in good location close to Ealing town centre. Likely to be a longer term option as the site is not owned by the Council and there will therefore be acquisition issues and costs	1FE	Possible site, but has some significant constraints to be overcome. Further investigation required to determine suitability

It should be noted a key requirement of the study was to try and find 2 to 3 suitable sites within the key areas of Greenford, Ealing and Acton. However as the overall site map shows this has been difficult to establish. There is a lack of currently available sites within close proximity of the three town centres, and many sites of the suitable size would need to be purchased from private ownership, even through a Compulsory Purchase Order (CPO) the value of these sites are likely to make them unviable on value for money grounds.

Consideration has been given to options for leasing premises within the town centres to provide the required primary accommodation, whilst there is some redundant space in town centres available, again these are high value real estate and would cost significant amounts of money to lease. The re-use of redundant commercial or retail sites for school premises are generally more suitable in out of town settings where the land/lease values are significantly less.

Options for sites outside of these immediate catchment areas are therefore likely to be required in the short to medium term.

Consideration will have to be given to any sites that become available within the town centres in the future. In particular if there were any very significant proposed developments within these areas then clear consideration would need to be given to incorporation of new school provision within such developments as part of any local development and planning policy considerations.

The assessment of any sites will need to consider the issues outlined in Sections 3 and 4 of this report, but in summary would include:

- Sites of an overall site area of approx. 3,000m²
- Sites with buildings of a minimum of approx. 1,300m²
- Sites with suitable pedestrian and vehicular access

Ealing Primary School Site Selection Report

6. Funding Routes

Funding Models available for new Primary Provision

There has been extensive discussion with central government as to the structures which may be possible under any new arrangement for the provision of new / remodelled facilities including those which might be undertaken jointly with other providers. The future of Private Finance Initiatives (PFI's) as a vehicle is now very uncertain and cannot be counted on for the delivery of new funding. The current scenario would be based on one of:

- Direct grant against basic need
- Formal investment through some form of targeted capital
- Other major capital spend against specific criteria (which would have been Primary Capital Programme (PCP) and Building Schools for the Future (BSF) style models

In addition to the strategic capital, there would also be the potential to use tactical capital which would form part of the Dedicated School Grant (DSG) in the current model and / or a mix of prudential borrowing.

What should be noted is that in any joint use arrangement (e.g. with retail or some other use) under the current regulations it must be possible to separate the elements relating to the school provision entirely from any other use funded by a third party.

This is the case where there are mixed use provisions in place at present for extended / full service schools and has been historically an issue for the ongoing revenue and operational requirements (e.g. facilities management etc). This is to ensure the probity of the governance arrangements and management arrangements to ensure accountability.

Within an arrangement with shared use such as with retail or some other shared use the following options could apply:

- A straight capital grant based approach which would require significant due diligence and affordability checks in relation to any debt provision against the original investment which the investor / owner would need to recover assuming the Local Authority would wish to 'own' the asset
- A leasing arrangement (which would need some variance to regulations regarding capital offset) on the basis of a long term contract with full occupier responsibility for fit out and maintenance and derogations
- A developer / investor led deal which centres on a rentalisation of capital investment and operational management of the facility as part of the contract terms. Negotiations on terms and conditions with equity providers suggest that the optimum contract length would be 12 years or so with a break clause every 5 years beyond the initial contract term. This model can be made to work but would need some adjustment to the regulatory framework for public finances to make it function properly. It is also important that any deal would have to be done on the basis of an agreed margin rather than market valuation to prevent significant increase of the rental agreement over

Ealing Primary School Site Selection Report

time. It should be noted that this model is untested and is the subject of consideration in central government at the moment. The Local Authority will not own the asset under this route.

- Combined development of a single and multi-use facility by a developer partner for retail / commercial and a school. There are examples of this model internationally but as yet there are no functional UK examples. In principle and against the same conditions as in the option above, this could be made to work.

Key issues

There are several issues relating to the development and implementation of the different possible models for funding under joint use, developer led, equity and 'debt rentalisation', capital pot and prudential borrowing headings. These all centre on the changes which may be made in respect of the James Review recommendations and the outcomes of the Comprehensive Spending Review 2010.

Both these outcomes will be known in principle later this year and therefore the full implications are yet to be established. What is certain is that, even where there is a clear case for statutory basic need, there is likely to be a requirement that a 'more for less' criteria will apply.

Until the James Review completes it's report, the traditional routes in the first listing above would have to apply. There is an appetite for the more innovative funding routes but these are yet to be tested by central government against the current regulatory framework.

Ealing Primary School Site Selection Report

7. Next Steps

What is clear from this review of sites is that it highlights a lack of sites that are available and / or suitable to develop or expand the primary school estate. Those sites that have been identified have significant challenges to be overcome to deliver the places required.

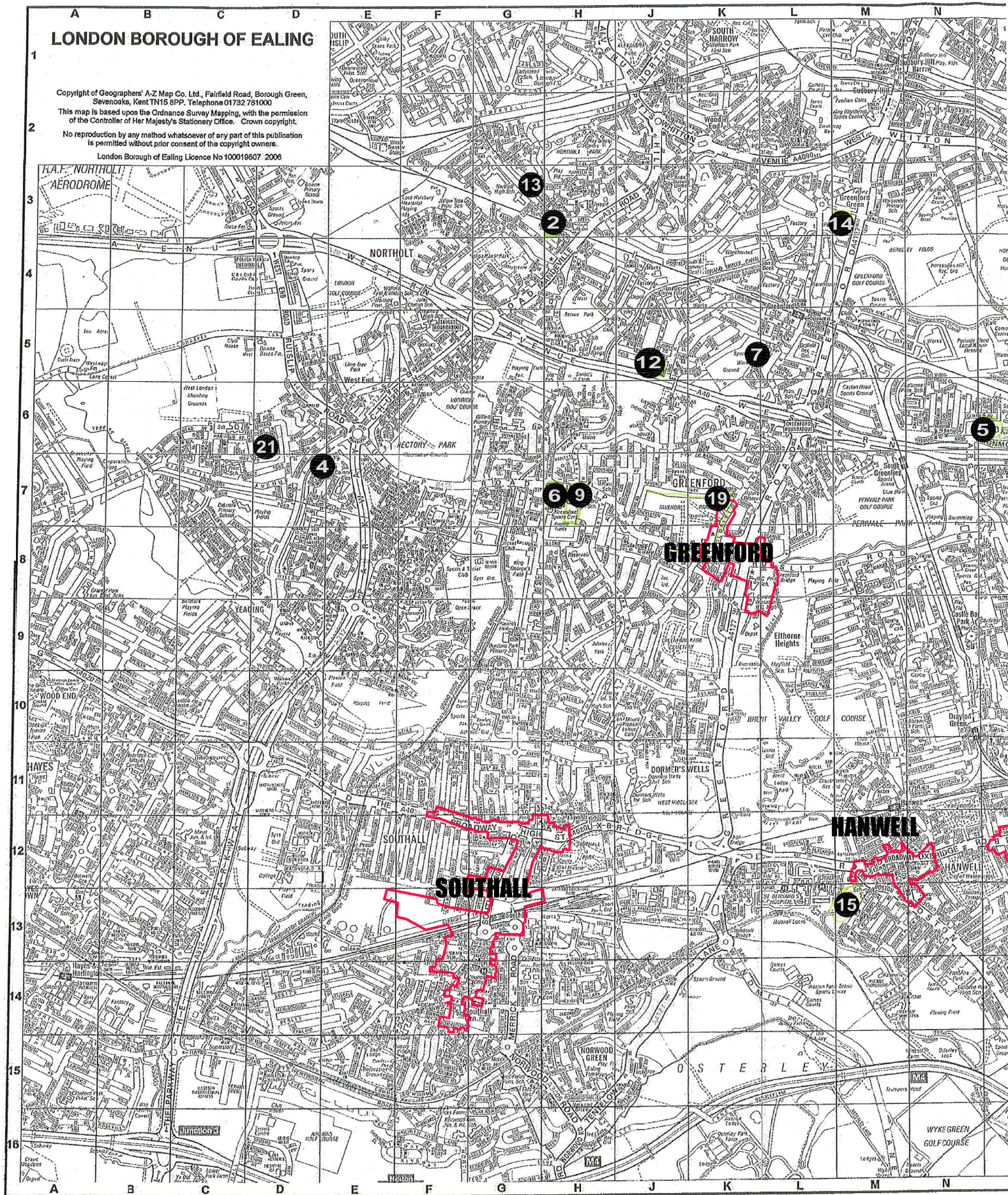
This report provides a long list of potentially suitable sites. For Ealing to take forward these sites as possible options feasibility studies will be needed and in some cases discussions with the Planning Department on key planning issues.

Where sites are linked into the Borough's overall Property Strategy a wider strategic discussion will be needed within the Council to assess the impact on the Council's other plans.

Where sites are not in the ownership of Ealing then initial discussion will need to be undertaken with the land owners to ascertain the likelihood and cost of either freehold purchase or long term leasehold options.

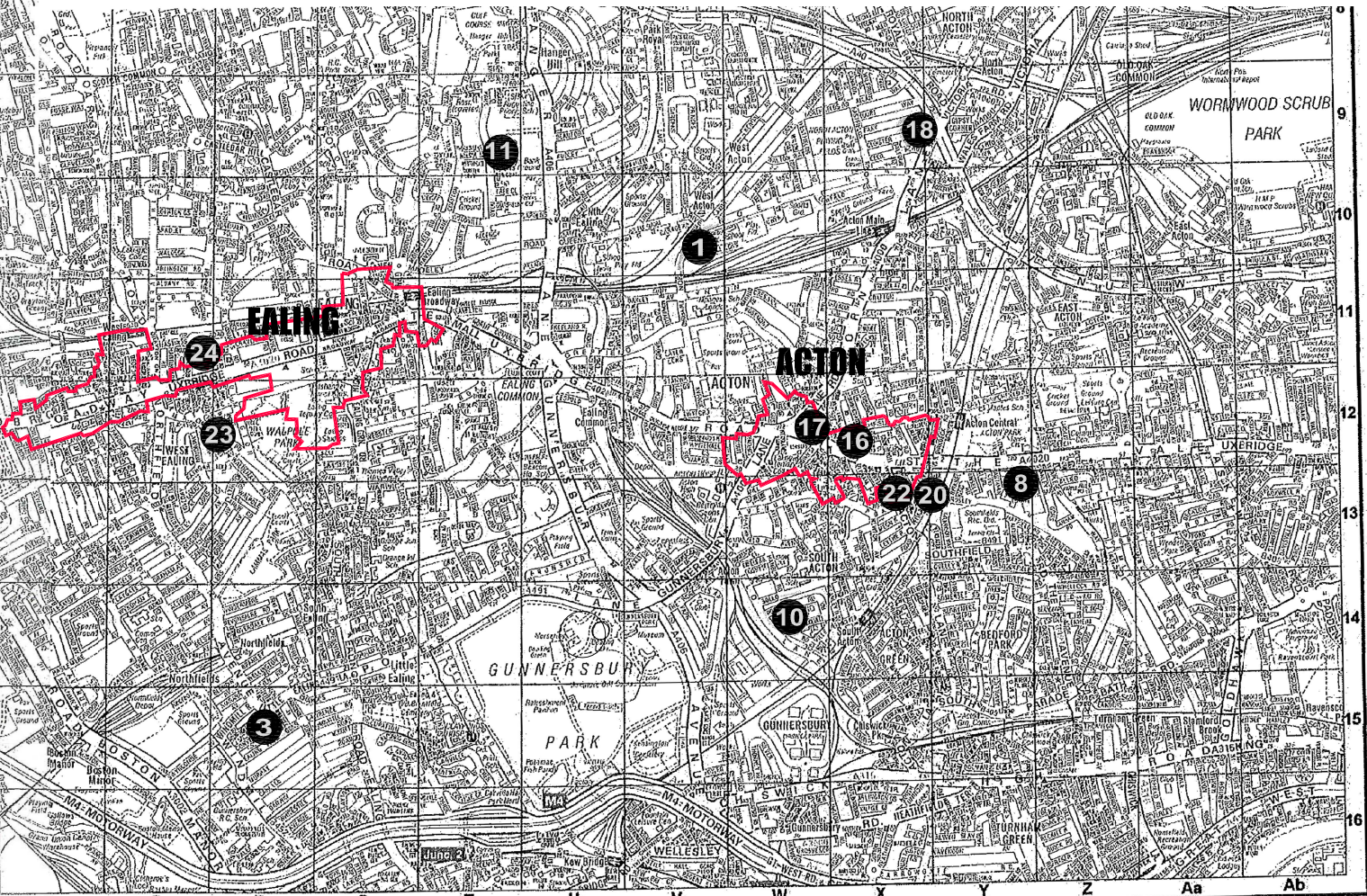
Ealing Primary School Site Selection Report

Appendix 1 – Site Location Plan and Summary Site Selection Table



KEY

- 1. WEST ACTON COMMUNITY CENTRE
- 2. MANDEVILLE SCHOOL
- 3. FORMER KING FAHAD ACADEMY
- 4. VIKING COMMUNITY CENTRE
- 5. EALING CENTRAL SPORTS GROUND
- 6. 301 RUISLIP ROAD
- 7. GLAXO SPORTS GROUND
- 8. PRIORY COMMUNITY CENTRE
- 9. VACATED LAND FROM GREENFORD HIGH
- 10. ROSLIN ROAD/STERLING ROAD
- 11. FORMER BARCLAYS SPORTS GROUND
- 12. FORMER B&Q SITE
- 13. LAND OPPOSITE NORTHOLT HIGH SCHOOL
- 14. GREENFORD COMMUNITY CENTRE
- 15. 62-64 GREEN LANE
- 16. THE OAKS SHOPPING CENTRE
- 17. MORRISON'S SUPERMARKET CAR PARK
- 18. GYPSY CORNER, PARK ROYAL
- 19. RAVENOR FARM
- 20. SALISBURY ROAD CAR PARK
- 21. NORTHOLT GRANGE COMMUNITY CENTRE
- 22. ACTON HEALTH CENTRE
- 23. MATTOCK LANE CLINIC
- 24. 22-24 UXBRIDGE ROAD



Revisions	Comments	Dates
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Ranking	Site Name	Site Location	Key Characteristics	Current Ownership	Availability	Freehold or Lease Hold	Site Area	Initial Assessment on viability	Possible Form of Entry that site could facilitate	Existing Buildings / Facilities	Current Planning Designation	Change of Use required	Any Policy / Planning Constraints	Accessibility	Public Transport Connections	Neighbouring Constraints or Risks	Suitability of layout	Cost of Works / Development	Programme of delivery of site	Key Risks / Disadvantages of Site	Key Benefits /Advantages of Site
1. Strong Candidate Site	West Acton Community Centre	Acton	Community Centre located next to West Acton Primary School. Identified in the property strategy as potential to the expansion of West Acton Primary School which would take up the area of land to the back of the building with the remainder being used for residential development. Community uses may need to be re-provided for. UDP - Pink land	LB Ealing own the freehold	Subject to relocation of the community uses.	Freehold	Community Centre - approx. 3,560m2 Existing School Site - approx. 7,200m2	Existing Primary School adjacent to site could provide a 1 FE extension to expand school to 3FE.	1FE and 50PTE nursery expansion	West Acton Primary - Existing School Buildings (4 blocks and outbuildings) West Acton Community Centre - Existing Building (1 no block)	Residential Area - Pink	Maybe. Community Centre site may need to be changed to Education Use	Residential properties adjacent to site. Community Open Space adjacent to site. Close vicinity to Green Corridor and Local Park Severe Deficiency: no park of 0.8 hectares or more within 400m Close to railway line Within 200M of Cross Rail Route	Good Highways Access - Relatively close to A40 and Uxbridge Road. No identified pedestrian access issues	Good London Underground Links - Close to West Acton Tube and relatively close to Park Royal and North Acton. Good Rail Links - Close to Acton Main Line Station Good bus links - inc Bus Nos 440, 266, 427, 607 and 207	Increased vehicular access to site	Current layout of school is suitable. Annexation of community centre land required. Demolition of Community Centre building is likely to be required.	Construction Works: £4,287,000 Non Contract Works: £242,000 Total: £4,529,000	2 to 3 years for Planning, Design and Construction	- Relocation of community centre - Increased traffic - BB99 requirements may negate opportunity to sell off land for residential	- Construction access / compound can be segregated from school via secondary access off Churchil Gardens - External spaces likely to meet BB99 guidelines (assume whole school and community sites) - School currently has two halls
1. Strong Candidate Site	Mandeville School (old site), Eastcote Lane	Northolt	Former school currently occupied by the Eden School on a temporary lease. This is capable of being terminated. The disposal of this site is a key part of the Property Strategy.	LB Ealing own the freehold	Available on termination of the lease	Freehold	Existing School Site - approx. 4,600m2	Currently being used by a private school. Initial assessment indicates that site could be converted into a 1FE Primary School (without Nursery) through either demolition & rebuild option. Alternatively, the existing could be remodelled subject to provision of additional classroom and upgrading works. School Could be expanded with site across the road, but not practical to have split primary school site divided by a main road.	1FE	Existing building and outbuildings on the old Mandeville Special School site.	Residential Area - Pink	No	Residential Area Adjacent railway line / Green Corridor Close vicinity to public open space (not adjacent)	Good Highways Access - Close to A40 No identified pedestrian access issues	Good London Underground Links - Close to Northolt Station Medium Rail Links - South Ruislip (1.1 miles), Northolt Rail (1.2 mile) Good bus links - Inc Bus Nos E10, 282, 140, 90 and 120	Adjacent railway line.	Building layout is satisfactory, although will require remodelling Previous school site.	1FE Remodelling / Refurbishment Construction Works: £3,126,000 Non Contract Works: £387,000 Total: £3,513,000 1FE Demolish / New Build Construction Works: £4,281,000 Non Contract Works: £242,000 Total: £4,523,000	2 to 3 years for Planning, Design and Construction.	External spaces will only just meet BB99 guidelines Refurbishment / Remodelling would only extend life of building by circa 20 years	Previous School Site Site could be cleared for construction - no school segregation issues
1. Strong Candidate Site	Former King Fahad Academy	Ealing	Former school. Parts of the existing building are Grade II listed.	Owned by Saudi Royal Family.	Currently vacant and on the market. Not presently available freehold but it has been on the market for over a year.	Believed Leasehold only option	approx. 10,100m2	Existing School Building could be used with limited work for up to 4FE primary school. Freehold unlikely, so Lease only option but cost need to be determined. Discussions needed with free holder to determine further viability.	4FE	Grade II listed building that was previously a school.	Residential Area - Pink Grade II listed building - Listed Building Consent Archaeological Interest Area	No	Part of existing building is listed Residential Area Archaeological Interest Area Relatively close to Employment Site and Neighbourhood Centre	Good Highways Access - Close to Uxbridge Road No identified pedestrian access issues	Good London Underground Links - Close to Northfields Station Medium Rail Links - Brentford (1 mile) Good Bus Links - Inc Bus Nos E2, E8, E5, 195	Increased vehicular access to site	Building layout is satisfactory. Previous school building.	4FE Remodelling / Refurbishment Construction Works: £7,129,000 Non Contract Works: £966,000 Total: £8,095,000	3 to 5 years for Planning, Design and Construction (requires leasehold arrangement)	Leasehold / Freehold arrangements Listed building status	Existing school building Benefits to construction programme for remodelling / refurbishment scheme Building and site can meet BB99 guidelines Site could be cleared for construction - no school segregation issues
1. Strong Candidate Site	Viking Community Centre and Primary School, Radcliffe Way	Northolt	Existing Community Centre site adjacent to the Viking Primary School	LB Ealing own the freehold	Available subject to relocation of community centre provision	Freehold	approx. 11,500m2	Large site that could accommodate up to a new build 4FE Primary School or a 2FE expansion to existing buildings. Existing Primary on site already therefore would likely to be a 1FE or 2FE expansion overall.	2FE expansion or 4FE new build (including existing 2FE)	Existing primary school and community centre on site.	Education Use with Residential Area. Designated under 2004 UDP as Development Site	No	Will need to be re-assessed as Development Site Part of site is allocated as 'Site of Metropolitan and Local Importance for Nature Conservation' so no development could take place within this area.	Good accessibility off Radcliffe Way		Large site, only constraint is element that is protected for Nature Conservation	Good, large site	2FE Remodelling / Refurbishment and additional accommodation Construction Works: £5,728,000 Non Contract Works: £483,000 Total: £6,211,000 New 4FE Primary Construction: £13,076,000 Non Contract: £2,153,000 Total: £15,229,000	2 to 3 years for Planning, Design and Construction	Has area of Nature Conservation that may restrict site development solutions.	Large site that could accommodate either 2FE expansion of complete new build 4FE primary
2. Good potential site, some constraints, further feasibility assessment required	Ealing Central Sports Ground	Perivale	Open space but there are redundant built-up areas (MUGA's) and if the areas can be combined this may provide scope for redevelopment on the edge of the park.	LB Ealing own the freehold	Possible if the area is sufficient, subject to planning.	Freehold	approx. 7,150m2	Initial assessment is that it is possible area-wise to locate 1FE primary school building and hard landscaping areas on existing developed areas and utilise proportion of MOL for school's softplay. Larger primary school could be considered in consultation with the planners. Planning risks associated with MOL status and Public Open Space - requires further consideration.	Suitable for 1FE and 2FE might be possible	Existing sports pavilion buildings, car park and MUGA within grass sports complex that is designated as MOL.	Metropolitan Open Land - Green Public Open Space	Yes	Metropolitan Open Land Limitations on building size / layout Park of 2 hectares or more Public Open Space Site Adjacent Green Corridor / Railway	Good Highways Access - Close to A40 Good Pedestrian Access from Perivale London Underground	Good London Underground Links - Perivale Station nearby Good Bus Links - Including Nos 297, 95 and E5	MOL Loss Sports Pavilion Facilities Increased vehicular access	Existing building is unlikely to be suitable, therefore requiring rebuild. Overall site layout appears satisfactory.	1FE Demolition and Rebuild Construction Works: £4,381,000 Non Contract Works: £242,000 Total: £4,623,000 2FE Demolition and Rebuild Construction Works: £7,102,000 Non Contract Works: £483,000 Total: £7,585,000	2 to 3 years for Planning, Design and Construction	MOL Loss of sports facilities / external areas	Area will meet BB99 guidelines Good potential outdoor facilities Good access
2. Good potential site, some constraints, further feasibility assessment required	301 Ruislip Road	Northolt	Ealing Council office building located adjacent to Greenford High School. Higher value as residential development site. Additional land parcel next to site vacated as part of the Greenford High PFI project could be included to provide additional space	LB Ealing own the freehold	301 Ruislip Rd will become vacant as a result of the implementation of the Property Strategy.	Freehold	310 Ruislip Rd Site - approx. 3,900m2 Greenford High Site - approx. 3,800m2 Total Site - approx. 7,700m2	Initial assessment is that a combined site of 301 Ruislip Rd and the vacated land from Greenford High School could facilitate a 2FE Primary. Development would reduce opportunities to sell either piece of land for residential development as part of property strategy for Borough.	1FE for 301 Ruislip Rd only 2FE for combined site	Existing council building on 301 Ruislip Rd currently utilised as office space.	Residential Area - Pink	Yes	Residential Area Within 1km of Green Corridor / Railway / Special Opportunity Site	Good Highways off Ruislip Road No identified pedestrian access issues	Relatively poor Rail and London Underground links. Good Bus Links	Residential area Increased traffic	Existing buildings / site unlikely to be suitable for 1FE. Is likely to require remodelling to accommodate school. Complete new build option for 2FE school most viable option.	1FE Remodelling / Refurbishment Construction Works: £3,587,000 Non Contract Works: £242,000 Total: £3,829,000 2FE Demolition and Rebuild Construction Works: £7,169,000 Non Contract Works: £242,000 Total: £7,652,000	2 to 3 years for Planning, Design and Construction	Reduces residential development opportunities that have been previously noted for sites under Property Strategy.	Site meets BB99 areas for 1FE or 2FE. Council owned building Could be expanded to 3FE if combined with adjacent Greenford High School land
2. Good potential site, some constraints, further feasibility assessment required	Glaxo Sports ground	Greenford	Acquired by the Council for the construction of a new high school but not all of the site is being used.	LB Ealing own the freehold	Available now	Freehold	approx. 53,000m2	The site will be big enough to locate primary school alone. However, site was earmarked for BSIF secondary school scheme. Site should be large enough to accommodate a primary school with the secondary, subject to the final area requirements of the secondary scheme. Initial assessment is that this is viable proposal. There may be a requirement to reduce the secondary school building because of planning constraints on overall building footprint.	Up to 4FE	Existing sports pavilion and sports field. In December 2008, a planning brief was submitted to the Town Planners for new school in Greenford.	Green Belt	Yes	Green Belt Status Adjacent Green Belt and Green Corridor	Good Highways Access Difficult pedestrian access at present, but could be overcome by design of site.	Good Rail and London Underground Links - Close to Greenford Rail and London Underground Good Bus Links via Greenford Rail and LU Station	Green Belt Status Adjacent Green Belt / Green Corridor Land	Large site - highly suitable.	1FE Primary Construction: £4,160,000 Non Contract: £242,000 Total: £4,402,000 2FE Primary Construction: £7,072,000 Non Contract: £483,000 Total: £7,555,000 3FE Primary Construction: £9,936,000 Non Contract: £725,000 Total: £10,661,000 4FE Primary Construction: £12,919,000 Non Contract: £966,000 Total: £13,885,000	2 to 3 years for Planning, Design and Construction, subject to development of secondary school.	Subject to secondary scheme considerations	Available for development now Site meets BB99 Council owned site Good Access
2. Good potential site, some constraints, further feasibility assessment required	Priory Community Centre	Acton	Former school building, Victorian. One of the buildings included in the Acton Town Hall Scheme as enabling development. Has a high residential value to the Council.	LB Ealing own the freehold	Used as a Council community centre and the voluntary sector users will need to be reprovided for as part of any redevelopment. Current proposal is to relocate these users into the Town Hall Redevelopment scheme but this makes the release of the property reliant upon the Town Hall scheme going ahead and, conversely, at the moment the Town Hall scheme needs the funding from the sale of this property to be viable with the present amount of funding allocated (£12m).	Freehold	approx. 3,850m2	Site tied into Acton Town redevelopment, likely to add additional complexity that would make whole scheme unviable. Existing building is large enough for 1FE, but the external areas are not. Therefore, only feasible option would be for demolition and rebuild.	1FE	Existing Community Centre building and car park.	Town Centre	Yes	Archaeological Interest Area Community Regeneration Area Existing District Regeneration Area Parkings+P27 Standards Zone Town Centre Area	Good highways and pedestrian access	Good bus links. Good rail links.	Requires roof terrace to supplement external areas.	Limited outdoor space	1FE Primary with no Community Facility £4,850,000 construction works and non contract works 1FE Primary with Community Facility £5,250,000 construction works and non contract works	2 to 3 years for Planning, Design and Construction	Impact of Acton Town Hall redevelopment (loss of own disposal value that would contribute to Town Hall scheme) Planning risks due to demolition of Victorian style building Increased traffic Loss of community provision Loss of Nursery	Site can meet BB99 guidelines Good access Development Could include Community Provision
2. Good potential site, some constraints, further feasibility assessment required	Vacated land from Greenford High School	Greenford	Land previously released as a result of the redevelopment of the school under PFI.	Trustees of Greenford High School own the freehold	Not known	TBC	3,820m2	Initial Assessment is that the site could not meet BB99 guidelines, but could be big enough for a constrained 1FE primary school. Would make a much more viable site if sports facilities were used from the adjacent secondary school. Could be combined with site from 301 Ruislip Road to make this as strong candidate site - please see below for details.	1FE but very tight	no existing buildings on site	Residential Area - Pink	Unlikely - but requires further investigation	Residential Area Within 1km of Green Corridor / Railway / Special Opportunity Site	Good Highways off Ruislip Road No identified pedestrian access issues	Relatively poor Rail and London Underground links. Good Bus Links	Residential area Increased traffic	Very small site		2 to 3 years for Planning, Design and Construction	Small site, layout tight	Adjacent to existing secondary so new school could make use of existing facilities

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3. Possible, but has some significant constraints to be overcome. Further investigation required to determine suitability	Roslin Road/Stirling Road Industrial Estate	Acton	Located at the centre of the industrial estate in south Acton. Whilst in an industrial estate the site could be made to be self contained and accessed from Bollo Road. The council could punch through the Learning Curve building from Bollo Road; close off the road which would become a cul de sac and combine the Roslin Road car park, former laundry (which needs to be bought in) and the Stirling Road Day Centre to create a school site. The recycling depot will need to be relocated towards the end of the site. UDP - Employment Zone	The Council owns Stirling Road Day Centre, Roslin Road Car Park and the Learning Curve building. The Laundry needs to be bought in. It is currently on the market for £1.8M. Could acquire for £1.5-£1.6M	The Learning curve and the Stirling Road Day centre will close as a result of the property strategy. The laundry is currently vacant.	Freehold	approx. 11,800m2	Areas are big enough to accommodate 1FE to 4FE site, although this is subject to other development plans, which a new school would impact upon.	Up to 4FE	There is a (former) Laundry Building and an Adult Education Day Centre within the site	Industrial Use	Yes	Site is within an Industrial Area and Employment Zone (under the UDP)	Reasonable pedestrian access; traffic management needs to be reviewed if site used for school use..	Adequate Tube Links to Acton Town and South Acton Stations; local bus routes in reasonable proximity to site	Waste and re-cycling facility impinges on the site; would benefit from re-location to site to north of Roslin Road	Site is suitable for school layout; new-build option will optimise functionality	New-Build 4FE: Construction Costs £13,438,000 Non-Contract Works: £1,100,000; Total £14,538,000	3 to 5 years due to re-location and planning issues	Current uses of the site (predominantly industrial) may involve lengthy Planning negotiations as change of use is proposed. Re-location of the Waste re-cycling centre likely to impact on programme	Large site that can accommodate a 4FE school to BB99 Guidelines
3. Possible, but has some significant constraints to be overcome. Further investigation required to determine suitability	78 Mattock Lane, Ealing	Ealing	Existing Health Centre	Ealing PCT	Unlikely unless the functions of the health centre transfer.	TBC	4590m2	Initial assessment indicates that the site could accommodate a 1FE primary school to BB99 guidelines. New-Build option is more viable (than re-modelling the existing building) as the functionality is optimised. Would only be considered if the PCT were to move out.	1FE	The existing building is a Health Centre; the external landscaped area is used predominantly used for car parking.	Residential Area - Pink. In close proximity to 'Ealing Town Centre' and Metropolitan Open Land (Walpole Park)	Yes	Residential properties adjacent to site. Close proximity to MOL and area designated as Town Centre	Good highways and pedestrian access	Good Bus links from Uxbridge Road (which is in close proximity in all directions. Good Underground and Main Line links Ealing Broadway is nearby.	Residential area, Town Centre and Metropolitan Open Land	Site is suitable for a 1FE primary school development; best option is to demolish and new build	Demolish and rebuild as 1FE primary Construction Works: £4,038,000 Non Contract Works: £242,000 Total: £4,280,000	3 to 5 years due to acquisition issues and planning issues	Acquisition issues Change of Use required	Sufficiency of site to meet BB99 guideline Site could be cleared for construction - no school segregation issues Town Centre location
3. Possible, but has some significant constraints to be overcome. Further investigation required to determine suitability	Former Barclays Sports Ground	Ealing	Private ownership. Requires purchase of freehold / long lease.	tic	Lease/Freehold owned by other. Requires purchase.	TBC	5,600m2	Initial assessment indicates that site could accommodate 1FE primary school within the building footprint. Larger primary school options would be impeded by planning constraints due to MOL status. Key issue to consider would be loss of accommodation to facilitate sports ground.	1FE	Existing buildings on site to facilitate sports pitches.	Metropolitan Open Land	Yes	MOL status Adjacent Green Corridor	Good Highways Access of Hanger Lane No identified pedestrian access issues	Good London Underground links Park Royal, Ealing Broadway and North Ealing are close by Good Rail Links - Ealing Broadway nearby Good Bus Links via Ealing Broadway	MOL status Green Corridor	Existing site is unlikely to be suitable. Is likely to require demolish and new build.	Demolish and rebuild as 1FE primary Construction Works: £4,381,000 Non Contract Works: £242,000 Total: £4,623,000	3 to 5 years due to acquisition issues and planning issues	MOL Status Acquisition issues Retention sports facilities	Sufficiency of site to meet BB99 guideline Site could be cleared for construction - no school segregation issues Town Centre location
3. Possible, but has some significant constraints to be overcome. Further investigation required to determine suitability	Former B&Q site	Northolt	Around 7000 sq m Former B&Q. In a very poor condition. Listed building to the front of the site. On edge of busy industrial estate and not ideal location for a school.	Private ownership	Been on the market for some years.	Long Lease or Freehold	Site - 15,220m2 Building - 1,600m2	Large site, plenty of commercial sheds that could be converted. Site access for parents and pupils on foot is biggest issue for viability. Site located off very busy A road. Further assessment would be needed with a Transport Consultant to test viability.	Up to 4FE	Existing light / commercial industrial sheds	Industrial Use	Yes	Noted as Major Employment Location under current 2004 UDP	Good Highways Access of Hanger Lane Very poor pedestrian access	Limited	Busy A road adjacent to site	1FE Remodelling / Refurbishment and Extension Construction Works: £3,280,000 Non Contract Works: £242,000 Total: £3,522,000	2 to 3 years for Planning, Design and Construction	Change of Use Poor pedestrian access In commercial / light industrial area that is unlikely to be popular with public	Available site Large buildings	
3. Possible, but has some significant constraints to be overcome. Further investigation required to determine suitability	Land opposite Northolt high	Northolt	An area of land which was transferred to Northolt High School and the Council is trying to get back. Might not be big enough. Housing recently looked at the site for affordable and dismissed it, so there may be further constraints on development.	Trustees of Northolt High School		TBC	1,867m2	Current Education Land, would need to get long lease from Northolt School, first assessment is that site area is too small. Could be considered if other options in area are not suitable.	1FE but very tight	no existing buildings on site	Residential Area - Pink	Possibly - requires further investigation	Green field site currently	Good Highways Access of Hanger Lane	Good London Underground Links - Close to Northolt Station	none	small site, thin parcel of land, would be tight for 1 FE primary	1FE Primary Construction: £4,038,000 Non Contract: £242,000 Total: £4,280,000	2 to 3 years for Planning, Design and Construction	small site, layout tight Change of Use required	Good access, clear site
3. Possible, but has some significant constraints to be overcome. Further investigation required to determine suitability	Greenford Community Centre, Oldfield Lane	Greenford	Existing community centre	LB Ealing own the freehold	Available if community provision re-located	Freehold	2,740m2	Site is very small (2740m2), below BB99 guidelines but could be considered if innovative solutions adopted including multi storey school and roof decks.	1FE but very tight	Existing 3 storey buildings on site, but unlikely to be suitable for school provision	Residential Area - Pink	Yes	Site located within Development Zone under 2004 UDP	Good highways and pedestrian access	Near mainline stations	Site bounded by two roads	Very small site	1FE Primary Construction: £4,038,000 Non Contract: £242,000 Total: £4,280,001	2 to 3 years for Planning, Design and Construction	Small site, layout tight Change of Use required Relocation of community provision required	limited
3. Possible, but has some significant constraints to be overcome. Further investigation required to determine suitability	62/64 Green Lane Hanwell	Hanwell	Two storey property occupied by the Council's Children's and Families Service and respite care centre.	LB Ealing own the freehold		Freehold	6,380m2	Initial assessment is that site could possibly accommodate 1FE primary through remodelling / refurbishment and extension, subject to further consultation with planners re: MOL status. However there are significant access issues with site that would require resolution to make site viable. There at this stage this cannot be considered a good option.	1FE	Existing building accommodation occupied by the Council's Children's and Families Service (Brenthill Hostel)	Metropolitan Open Land - Green	Yes	Conservation Area Metropolitan Open Land Near to Brent River Nature Conservation Management Area Close to Community Open Space Close to site of Metropolitan and Local Importance for Nature Conservation Within 1km of several Ancient Monuments Close to Hanwell District Centre Adjacent Residential Area	Good Highways Access of Hanger Lane No identified Pedestrian Access issues	Adequate rail links - Close to Hanwell Rail Poor London Underground Links Good Bus Links off Uxbridge Road	Increased vehicular access - existing St Mark's School located nearby MOL status Conservation Area status	Existing layout is suitable. However, demolish and rebuild option will better utilise site.	1FE Remodelling / Refurbishment and Extension Construction Works: £3,280,000 Non Contract Works: £242,000 Total: £3,522,000	2 to 3 years for Planning, Design and Construction	Change of Use MOL status Increased vehicular traffic	Area will meet BB99 guidelines Site could be cleared for construction - no pupil segregation issues
3. Possible, but has some significant constraints to be overcome. Further investigation required to determine suitability	The Oaks Shopping Centre	Acton	Small shopping centre on Acton High Street which is in the process of being acquired by a developer. Developer has presented a basis scheme to refurbish the centre with a new letting to a supermarket (probably wait rose) in the rear area. The developer is considering options for including residential development above. The site is sloping and the supermarket will be below ground level at rear. There may be scope to put a school on top of the shopping centre accessed from Churchfield Road	The Council owns the adjacent car park on Churchfield Road.	Need to negotiate with the new developer either the purchase of a long lease or the freehold with a long lease of the shopping centre back to him. This can only be done when he completes the acquisition of the property.	Developer purchasing freehold. The Council owns the car park freehold.	approx. 5,950m2	Site large enough for at least a 2FE Primary, however option only likely to be a long term possibility due to acquisition issues and costs.	1FE	A number of small retail units currently located on the site; however, the site is predominantly a car park	Commercial	Yes	Will need to be assessed in conjunction with proposals for Acton Town Centre re-development plans.	Good Access; town centre locality	Good Underground and Bus links	Busy and diverse urban environment; proposals need to be carefully considered.	Suitable site with good access from north and south	New-Build 1FE: Construction Costs £4,038,000 Non-Contract Works: £242,000 Total £4,280,000	3 to 5 years due to ownership and planning issues	Negotiations with owners and Planning Approval impacts on programme.	Opportunity provide school facilities in the Town Centre, and add to the urban diversity. Diversity. Some surplus site area can support other uses
3. Possible, but has some significant constraints to be overcome. Further investigation required to determine suitability	Morrison's Supermarket Car Park	Acton	Large external ground floor car park adjacent to Morrison's Store. May need to deck other parts of the car park to keep Morrison's car parking capacity.	Morrison's Supermarket own the freehold	Scheme needs to be agreed with Morrison's	Morrison's hold the freehold	7,000m2	Long term option only. Requires significant negotiations with Morrison's to develop plus more detailed feasibility studies to test if viable.	2FE	No Buildings currently located on the site; currently car park for the supermarket	Commercial	Yes	Will need to be assessed in conjunction with proposals for Acton Town Centre re-development plans.	Good Access; town centre locality	Good Underground and Bus links	Busy and diverse urban environment; proposals need to be carefully considered.	Requires innovative building solutions as functional car park required by the supermarket	New-Build 2FE: Construction Costs £6,957,000 Non-Contract Works: £483,000 Total £7,440,000	3 to 5 years due to ownership and planning issues	Negotiations with owners and Planning Approval impacts on programme.	Opportunity provide school facilities in the Town Centre, and add to the urban diversity. Diversity. Some surplus site area can support other uses

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4. Considered unlikely at this stage due to major constraints but could be further investigated	Gypsy Corner, Park Royal, Hanger Lane	Acton	Gypsy Corner - Open space to the south of the A40 About 1.6 acres	Believed to be owned by Tell	Long lease or freehold purchase from TFL. Timescales to acquire to be determined.	Long Lease or Freehold	8,600m2	Tell to be approached regarding land to ascertain viability. Initial assessment indicates that the site is large enough to take up to 3FE primary. However, this will be dependent upon the other potential uses of the site. Authority unlikely to want to pursue as it will require the conversion of open green space. Plus ownership is with Tell so will require acquisition which could take some time.	Up to 3FE	No buildings currently located on site.	Residential Area - Pink Part Employment site	Yes	Archaeological Interest Area Part Employment Site	Good Highways Access off Hanger Lane No identified pedestrian access issues	Good London Underground links North Acton Good Rail Links - Acton Main		Suitable sight.	3FE Primary Construction Works: £9,804,000 Bib Contract Works: £725,000 Total: £10,529,000	3 to 5 years due to acquisition issues	Ability to acquire land Adjacent to main road Increased traffic in local area Archaeology	Sufficiency of site to meet B899 guideline Site could be cleared for construction - no school segregation issues
4. Considered unlikely at this stage due to major constraints but could be further investigated	South Acton Estate	Acton	One of the Councils Key Regeneration Estates. UDP - Major Employment Location	LB Ealing own the freehold	Discussions between Education and Housing have taken place.	TBC	Not possible to fully assess at this stage.	South Acton Estate does not require additional pupil places at present, any additional places would be sort through the expansion of the existing local primary funded through S106 agreement as part of wider regeneration / development of the estate.	Further assessment for these sites not considered at this stage due to their constraints making them unlikely candidates												
4. Considered unlikely at this stage due to major constraints but could be further investigated	Ravenor Farm	Greenford	Currently used for community purposes. The site is in two parts. The land to the left of the entrance is rented on 30 year lease to the Ravenor Farm Community Centre and used primarily as a motorbike museum. The land to the right is also let to the community association but is on a 5 year lease with a rolling break. The site is the proposed location for the Greenford Service Centre under the property strategy - 8,200 sq ft GIA.	LB Ealing own the freehold	Long lease that would need to be broken.	Freehold	approx. 2,800m2	Initial assessment indicates that it is not big enough to support a primary school site.													
4. Considered unlikely at this stage due to major constraints but could be further investigated	Acton Park Industrial Estate	Acton	Large Industrial Estate located along the Uxbridge Road to the east of Acton Town Centre. Variety of buildings on the site. Previously identified an area to the rear of the estate on Mansell Road as having the potential to accommodate a school. The site backs on to Southfields Rec.	Believed to be SEGRO	Acquisition will need to be negotiated from SEGRO	TBC	not assessed in detail	Would require acquisition of currently occupied units. Not viable for current timescales for provision.													
4. Considered unlikely at this stage due to major constraints but could be further investigated	Salisbury Road Car Park	Acton	Main Car Park to rear of Acton Town Hall. Scope for developing over the top but would need to retain car parking levels to support the Acton Town Hall scheme. One of the properties comprising the Acton Town Hall Redevelopment scheme.	LB Ealing own the freehold		TBC	approx. 2,400m2	Site tied into Acton Town redevelopment, likely to add additional complexity that would make whole scheme unviable.													
4. Considered unlikely at this stage due to major constraints but could be further investigated	Northolt Grange Community Centre, Rushdene Crescent	Northolt	Existing Community Centre site in residential area	LB Ealing own the freehold	Available if community centre provision re-located	Freehold	approx 1,850m2	Site too small to accommodate a 1FE Primary and therefore has not been considered further at this stage. Consideration to the expanding of the existing VA School (St Raphael RC School) into community centre land could be given, will require consultation with existing school. This has not been considered further at present as part of this study.													
4. Considered unlikely at this stage due to major constraints but could be further investigated	Acton Health Centre	Acton	Site on Church Road Acton which was to be redeveloped as a new health centre/Council hub, under the property strategy. This no longer going forward as a joint initiative.		Unlikely. Great deal of uncertainty surrounding NHS property. The clinic would need to be reprovided on another site.	Freehold owned by the PCT	approx. 3000m2	Site appears to be approx. 3,000m2, so very tight. The site would need to be purchased from the PCT. Also the National Childbirth Trust have a building on site that would require purchase and re-location that would cost approx £2-3m. Not considered further at this stage.													
4. Considered unlikely at this stage due to major constraints but could be further investigated	22/24 Uxbridge Road	Ealing	Site sold by LBE two years ago. The office block on the site was demolished and no development has commenced. Planning included a budget hotel - Premier Inn and offices.	Private ownership	Unlikely the site could be acquired for a school development alone. Bought by the current owner at the top of the market and unlikely he would sell at current levels unless forced sale. Understand that wholesale residential development on the site has been resisted.		approx. 3880m2	Planning permission granted in 2009 for residential and hotel. Under ownership of a private developer, likely to be difficult and expensive to re-purchase as it is a prime town centre site. Site probably big enough for a 1FE primary, however its purchase cost could be approx. £14m and therefore would not be a viable value for money option at this stage.													
5. Discounted	Unit 20 Westway Cross	Greenford	This is a unit on a retail park. Currently leased to Boots it was their prototype fitness club, a concept which was abandoned. It contains a swimming pool and gym on the mezzanine. We are negotiating the acquisition of the unit on behalf of the Council for a joint sports facility with a sub-letting to Ealing PCT on the ground floor for a clinic. The future of PCT initiatives is in doubt although the local GP's went around the building and may take up the reigns. If not it might be possible to put a school on the ground floor, although the landlord will need to consent and may not want such a degree of congestion on the site.	Axa	Subject to consent from Axa	Leasehold	approx. 1700m2 (Site area) - but no external space	Site is a retail unit that was converted by Boots for use as a trial site for their leisure centres. Now for disposal / lease by AXA the landlord. Building has 1700m2 at Grd Flr level and 1450m2 at mezzanine level. However there is no external space and AXA are unlikely to be keen on a school due to increased traffic. The building construction would not make it suitable for conversion to a school as it has a 3m x 3m structural grid. Due to these issues this has been discounted at this stage.													
5. Discounted	Former Bus Depot Uxbridge Road	Acton	Former Bus Depot. Sold 2/3 years ago to Crest Nicolson and currently under development as residential.		Unlikely as residential planning consent granted.			Under development, highly unlikely to be purchasable													
5. Discounted	Birkbeck Road/High Street	Acton	The site is located on the edge of Acton Town Centre to the east of Birkbeck Road and adjacent to the London Overground railway line running south from Acton Central Station. The site is accessed from High Street to the south. Very long and thin c.600 ft x 60 ft. Currently used for industrial purposes.	Probably Network Rail				Site very small , high cost of land remediation													
5. Discounted	Horn Lane on north side of crossing with railway	North Acton	Location for heavy industry - scrap type operations, but there is a large sports ground to the rear. Access could be punched through from residential area to the north.	Depot Network Rail and it is proposed that this is a major depot to support the construction of Crossrail.				Unlikely to be purchasable due to Crossrail requirements, location not suitable for primary school.													

Ranking	Site Name	Site Location	Key Characteristics	Current Ownership	Availability	Freehold or Lease Hold	Site Area	Initial Assessment on viability	Possible Form of Entry that site could facilitate	Existing Buildings / Facilities	Current Planning Designation	Change of Use required	Any Policy / Planning Constraints	Accessibility	Public Transport Connections	Neighbouring Constraints or Risks	Suitability of layout	Cost of Works / Development	Programme of delivery of site	Key Risks / Disadvantages of Site	Key Benefits /Advantages of Site
5. Discounted	Park Royal	Acton	Plot of land adjacent to the petrol filling station and close to North Acton Station. The site has potential residential value subject to provision of open space and the Council are looking to secure the petrol station to promote development.	Private ownership				Site is too small													
5. Discounted	Perivale Industrial Park	Perivale	Large industrial estate with large units to the front. Separate access could be designed in.	Owned by third party and let, so a number of parties to buy out and relocate.				Acquisition complex due to multiple ownership													
5. Discounted	The Daniels Centre High Street	West Ealing	Redevelopment with a ground floor designed for the PCT which did not take up the lease. The landlord is probably concerned about finding a tenant. No open space.	Private ownership	Currently vacant.	Only a leasehold interest is likely to be available, although a long lease or the freehold might now be possible if the upper areas have been disposed of.		Building too small for Primary, also no outdoor play space. Could be considered for a nursery.													
5. Discounted	Dovehouse Court	Northolt	Former hostel Closed and to be sold by Housing to secure decant accommodation and funds for the Ravenor Farm Estate regeneration.	LB Ealing own the freehold	Very likely that Housing would resist transfer of the site to Education.	Freehold		Site too small													
5. Discounted	Northolt Golf Range	Northolt	Land currently used as a golf range. Next to Belvue school Green Belt.	Owned by Hansteen Land Limited and on the market. QPR rumoured to be interested but no application to assign yet received				Green Belt so would go against Planning Policy													
5. Discounted	Armstrong Way Industrial Estate	Southall	There is a vacant site at the rear of the estate but access is probably not suitable for a school. There is an office building to the front of the site occupied in part by Ealing PCT. Believed to be fully let at the moment but space may become vacant The other units to the front of the site are recent and are a food production facility (Noon Products Ltd).	SEGRO	Unlikely			Light industrial location, not really suitable for a primary school													