

Alperton Catchment Area Children's Centre – Options Appraisal – April 2007

No.	Option	Estimated Construction Cost (£)	Estimated Refresh/Maintenance Cost (£)	Estimated Whole Life Cost (£)	Pros	Cons
1	<p><i>Recommended option</i> Alperton Community School – A new build Children's centre on site</p>	350,900	36,000	386,900	<ul style="list-style-type: none"> • School Governing Body will work with LA on governance • Provides sufficient and suitable accommodation • Fits on site • Is independent of school yet has potential to work closely with school • Provides at least 25 year life • Cost effective in terms of whole life cost • Initial costs within budget allocation • On main public transport route through catchment area • Visible location on main road 	<ul style="list-style-type: none"> • School building sits on edge of catchment area • Would be delivered after March 2008 deadline • Less obvious links to existing school provision • Limited external play space • Foundation School – Agreement required over land use
2	<p>Former Caretaker's House at Lyon Park Infant and Junior Schools - Demolish caretakers house and build a new build Children's centre on site</p>	386,000	36,000	422,000	<ul style="list-style-type: none"> • Provides sufficient and suitable accommodation • Fits on site • Large external play space • Visible location on residential street • Is independent of school yet has potential to work closely with school • Provides at least 25 year life • Cost effective in terms of whole life cost • Initial costs within budget allocation • Sits within residential area identified by school as disadvantaged • Community School – no agreement required over land use 	<ul style="list-style-type: none"> • School Governing Body will not govern Children's Centre • Not on main public transport route through catchment area • School building outside catchment area • Would be delivered after March 2008 deadline

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3	<p>Alperton Community School – Stanley Avenue site</p>	<p>(Site not considered as part of feasibility study based on known cons – no costs available)</p>	<ul style="list-style-type: none"> • School Governing Body will govern Children’s Centre 	<ul style="list-style-type: none"> • Insufficient site area to develop • No visible location on site • Not on main public transport route through catchment area • School building outside catchment area • Would be delivered after March 2008 deadline • Too close to Lyon Park Schools
4	<p>Douglas Avenue Resource Centre – Refurbish and remodel existing accommodation currently housing social care staff teams</p>	<p>(Site not considered as part of feasibility study based on known cons – no costs available)</p>	<ul style="list-style-type: none"> • Potentially could be delivered before March 2008 • Potentially could be delivered within budget 	<ul style="list-style-type: none"> • Social care staff teams currently located in building would have to be re-located. This is likely to incur ongoing rental costs which the CC budget cannot afford • Disruption to existing and proposed staff teams • Not on main public transport route through catchment area • Inaccessible building • Not highly visible location

Notes:

- These costs are construction costs only and exclude fees, inflation, site issues or contingencies. The construction budget is £317,389.
- Estimated refresh/maintenance costs and therefore total costs are over 25 years (linked to Sure Start clawback period)
- Please note the figures provided are estimated costs as a detailed cost analysis has not yet been completed for Alperton Community School
- Construction costs are based on a traditional construction method, an alternative method is being explored to ensure the scheme can be delivered within budget, in a more compressed programme and to a higher level of quality.