



## Appendix 1: An Evaluation of the Three School Sites

When thinking about a school building we would want to assess three things: the size or capacity of the spaces in and outside the building; the appropriateness of those spaces for efficient teaching; and the state of the premises. Put more technically, the three key components of asset management for schools are sufficiency, suitability and condition. Commentary has also been provided on site ownership.

### Sufficiency

This evaluation is based on a comparison of the net capacity and site data held by NYCC against Building Bulletin and School Playing Field guidance.

The physical capacity of the current buildings in the BAWB schools is broadly similar. Bainbridge has a current net capacity of 56, Askrigg a current net capacity of 52 and West Burton's is 49.

#### Teaching spaces:

- Bainbridge has 3 classrooms, the "red room" at 56m<sup>2</sup>, the "blue room" at 44m<sup>2</sup> and the Year 1 and 2 room at 57m<sup>2</sup>. A total of 156m<sup>2</sup>, with an average size per classroom of 52m<sup>2</sup>.
- West Burton has two classrooms, the Reception/KS1 room at 54m<sup>2</sup> and the KS2 room at 36m<sup>2</sup>. A total of 90m<sup>2</sup>, with an average size per classroom of 45m<sup>2</sup>
- Askrigg has 4 classrooms: one room at 41m<sup>2</sup>, one at 48m<sup>2</sup>, one at 37m<sup>2</sup>, and a fourth at 42m<sup>2</sup>. A total of 168m<sup>2</sup>, with an average size per classroom of 42m<sup>2</sup>.

#### Additional learning breakout and library space:

- Bainbridge has none
- West Burton has two additional spaces totalling 27m<sup>2</sup>
- Askrigg has three spaces totalling 55m<sup>2</sup>.

#### Hall and dining spaces:

- Bainbridge's hall is 75m<sup>2</sup>
- West Burton's school hall is 39m<sup>2</sup> and the village hall which they use is 126m<sup>2</sup>
- Askrigg's Main Hall is 64m<sup>2</sup> and their Dining Hall is 49m<sup>2</sup>.

#### Outdoor space:

- Bainbridge has a play area of 4,142m<sup>2</sup>
- West Burton has a play area of 584m<sup>2</sup>
- Askrigg has 5,116m<sup>2</sup> of play area.
- Measured against the recommended total play areas for their school capacities, Bainbridge has a shortfall of 889m<sup>2</sup>, West Burton has a shortfall of 3,214m<sup>2</sup> and Askrigg has a surplus of 352m<sup>2</sup>.

#### Total site area

- Bainbridge is 5,030m<sup>2</sup>
- West Burton is 935m<sup>2</sup>
- Askrigg is 6,956m<sup>2</sup>
- Measured against the recommended total site areas for their net capacities, Bainbridge has a shortfall of 769m<sup>2</sup>, West Burton has a shortfall of 3,462m<sup>2</sup>, while Askrigg has a surplus of 1,460m<sup>2</sup>.

The school building at Askrigg has the greatest potential for future growth. The maximum number of children the site at Bainbridge could accommodate is 87, the maximum number at West Burton is 49, but the Askrigg site could accommodate 110 pupils based on the current space available. In addition (if necessary) one of the two classrooms currently in use by the Children's Centre could be brought back into school use without compromising the continuity of Children's Centre services. In this event the available capacity of Askrigg School would be significantly increased.

The total site areas and play areas of Bainbridge and West Burton are below and significantly below the recommended size for a school of current capacity whereas the site area and play area of Askrigg is larger than required. This surplus would allow an expansion of places up to a maximum of 110 in the future if required.

## Suitability

The previous evaluation was based on comparison against Department for Education guidance. However, it is also necessary to assess whether the accommodation on each site is suitably configured for the delivery of the curriculum.

Suitability assessments can be more subjective, based on the professional opinion of teaching staff and advisors from both the local authority and the Diocese of Leeds.

In Askrigg, the two current Y3/4 classrooms were a former nursery with access to a small enclosed play area. So a nursery could be accommodated here. The dining space at Askrigg can accommodate 48 pupils at any one time, in 6 tables of 8 pupils. The group teaching space is of sufficient size to be used as a full time classroom. All 4 classrooms are below the recommended size of 55m<sup>2</sup> for a group size 30. They are accessed via corridors rather than through the hall.

In Bainbridge all three classrooms are good size but the KS1 classroom is accessed off the hall internally. While the grassed playing field does have slight slopes, it is of good size and condition and can accommodate one football pitch. The site is secure and well fenced but access via a single track road is an issue, and car parking space is very limited.

One of West Burton's two classrooms is of good size but accessibility to the classrooms is an issue. There are steps to the Reception/KS1 classroom and the Y3/4/5/6 classroom is on a second floor. The Village Green limits access and creates safety and safeguarding concerns through the open, unfenced external area to the front of the school.

Both West Burton and Askrigg benefit from a number of additional learning/library 'resource' spaces which can be used for small group work. West Burton has two such spaces totalling 27m<sup>2</sup>, compared to three totalling 55m<sup>2</sup> at Askrigg. These are associated with classrooms.

All three schools have halls that are below the recommended minimum with some halls forming part of the circulation space within the school building and providing the only internal access to teaching space whereas others have spaces accessed by a corridor making the accommodation more flexible and reducing disruption during movement around the school.

In terms of ancillary accommodation, all three have a sub-sized kitchen area whereas all BAWB schools have a surplus of pupil toilets.

Staff and Administrative accommodation on all three sites is below the recommended 63m<sup>2</sup>, with Bainbridge showing a shortfall of 36m<sup>2</sup>, West Burton a shortfall of 36m<sup>2</sup> and Askrigg showing a smaller shortfall of 4m<sup>2</sup>.

## Condition

The condition survey data shows there are more Priority 1 works (the highest priority) required to the West Burton building, mainly repairs to the mechanical services estimated at £10,584. The most Priority 2 and 3 works required in the next 2-5 years are at Askrigg. Priority 2 works required at Askrigg include roof works estimated at £20k, external works estimated at £13k and electrical services at £9k.

Bainbridge has Priority 2 works to ceilings, estimated at £18k, while West Burton has Priority 2 works to floors and stairs estimated at £2k and internal walls and doors, estimated at £3k. It should be noted that many schools in North Yorkshire have similar levels of Priority 2 and 3 works recorded. The condition data for all 3 sites was last reviewed in September 2017.

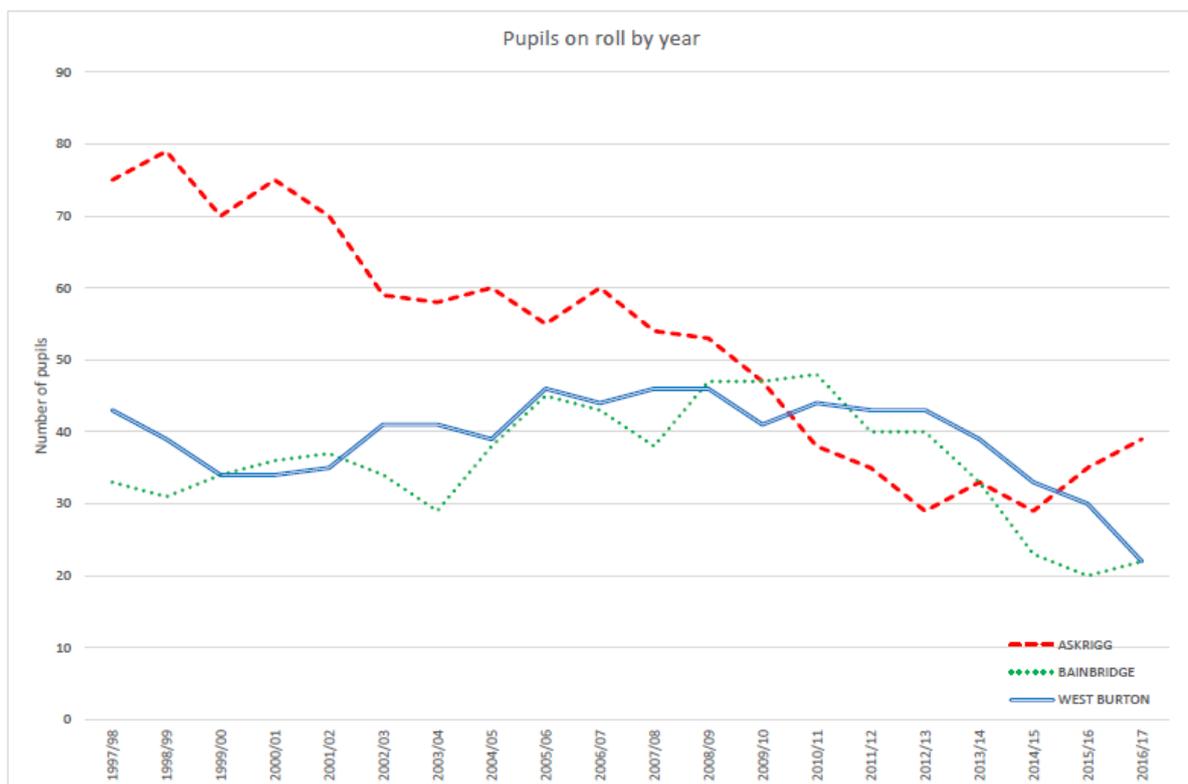
### Ownership

The Askrigg site is owned by the Yorebridge Educational Foundation Trustees. The Bainbridge site was acquired in 1962 in a conveyance between the vendors, Gregson and Banks, and the County Council. The Bainbridge grassed playing field is owned by the County Council, while the building and car park is owned by the Diocese.

West Burton School is vested in the Official Custodian for Charities and is subject to a charitable trust to provide the buildings as a school, or, should the school ever close, for use towards the relief of poverty in Burton-cum-Walden. The managing trustee is the Chair of Burton-cum-Walden Parish Council.

### Surplus Capacity

The number of children attending the three BAWB schools has been falling gradually over the past 20 years or so. This decline is illustrated in the graph below which shows how the pupil numbers in each school have fluctuated over the past 20 years.

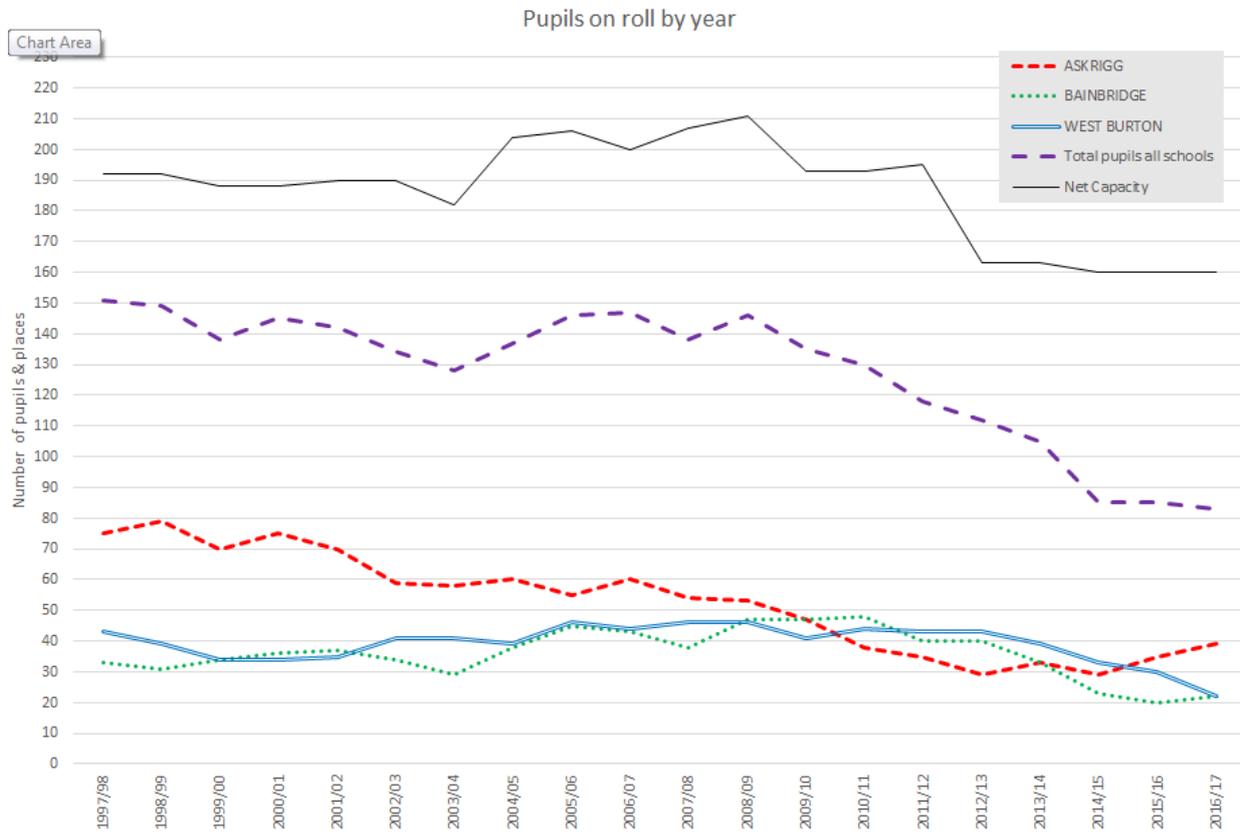


In the case of Askrigg Primary School, for example, the above graph shows how the numbers have roughly halved from 75 pupils in 1997/98 to 39 pupils in 2016/17. The school previously had a net capacity of 105 in 2005/6, but has now had its net capacity reduced to 55, yet is still 48% under-subscribed.

Bainbridge Primary School had 33 pupils in 1997/98 but this number had dropped to 22 by 2016/17. Measured against a net capacity of 56, Bainbridge is 61% under-subscribed.

West Burton Primary School had 43 pupils in 1997/98 but this number had dropped to 22 by 2016/17. Measured against a net capacity of 49, West Burton is 55% undersubscribed.

These numbers and percentages identify the potential for some rationalisation of the school sites in the future. This is reflected in the following graph, which shows the combined capacity of the three schools together with their combined surplus space:



The chart shows that in 1997/98 there were 151 pupils across the three schools, with the schools at a combined net capacity of 192. It also shows that in 2016/17 there were 83 pupils across the three schools, against a combined net capacity of 160 spaces. Even measured against this reduced net capacity the schools are still collectively 48% undersubscribed.

The latest pupil forecast data indicates that these numbers will recover to a degree and then be broadly stable. As with any forecast it becomes less reliable the further in advance it looks. The prediction is based on historic trends of pupils on roll and birth data for the area. It does not take into account variables such as future changes to the local economy.

### Conclusion

In conclusion, in terms of sites, it can be objectively stated that West Burton has the highest Priority 1 condition works required. While the school building at Askrigg has more Priority 2 condition works required than Bainbridge or West Burton, it has the greatest potential for future growth, given the site area and the potential future use of some Children’s Centre accommodation. It is perhaps more subjective, however, as to whether it is more suitable for the delivery of the primary curriculum.