

APPENDIX 15 – OPTIONS FOR EARLY DELIVERY OF NEW SCHOOL

1.1 Purpose

The early delivery of the new Northumberland Park Community and The Vale School is a key commitment of the HDV. The indicative masterplan embedded in this Business Plan adopts the location for the new school suggested by the Council in the HDV bid documentation. This site is currently occupied by existing households which will need to be rehoused prior to the school being built.

This appendix analyses phasing options for the early delivery of the school and the associated rehousing. The options set out below, and other options, will be further explored to establish the most appropriate solution for the delivery of the new school. This process will include engagement with the community, key stakeholders, the Council and the HDV Board. It is important to note that no final decisions have been made regarding a location for the relocated schools.

1.2 Rehousing assumptions

Rehousing assumptions for the proposed school site, are based on information provided by the Council regarding the tenure and number of properties that exist on the site. The HDV have assumed that all council 'tenants' and 'resident leaseholders' will be rehoused, and that 50% of the leasehold properties are occupied by 'resident leaseholders'.

On the basis of these assumptions there are 140 existing households that require rehousing before their homes can be demolished and the new school facilities built.

1.3 Initial indicative phasing assumptions

The initial indicative phasing assumption in this Business Plan is that new homes will be built on the existing school sports pitches of the Northumberland Park Community School and Vale School, to provide a rehousing solution for the existing households from the proposed school site. This scenario presumes that the school will operate without its adjacent sports pitches for approximately a 5-year period.

HDV understand that operating the school without adjacent sports pitches is unlikely to be acceptable to Sports England, the school leadership and the local community, therefore this is not the preferred phasing option.

1.4 Alternative phasing options

The schedule below sets out the risks and opportunities of a number of additional alternative phasing options that have been identified which would require only partial, or no development of the sports pitches while the existing school is operational.

Indicative Option	Proposed New School Site	Homes to rehouse	Potential rehousing location for existing households from new school site *	Opportunities	Risks
Initial Phasing Relocation of existing households to new housing on existing school sports pitches	Existing site of: Roberts Burns House, Charles Bradlaugh House, & Haynes CI (Phase 2a)	140	School sports pitches: <ul style="list-style-type: none"> 140 Affordable homes 213 Market homes 	<ul style="list-style-type: none"> School playground enables quick delivery of re-provision homes Single move for existing residents 	<ul style="list-style-type: none"> Lack of adjacent sports pitches unlikely to be acceptable to Sports England, school governing body, and the community Existing school will require alternative sports pitches during development process. Overlooking and perception risk while existing school operational.
Option A (currently preferred) Rehousing of existing households to existing local housing stock	Existing site of: Roberts Burns House, Charles Bradlaugh House, & Haynes CI (Phase 2a)	140	Existing local housing stock	<ul style="list-style-type: none"> All school sports pitches retained during operation of existing school Opportunity for earlier start of new school Opportunity to improve overall programme 	<ul style="list-style-type: none"> Requires rehousing of residents off site / double move Availability of existing housing stock Readiness of school brief and funding for early start

[Redacted material]

* Note: affordable provision assumes an aggregate approach across the regeneration programme with earlier delivery of Social Rented Homes to assist rehousing

On formation, the HDV will engage with the community, the school leadership, the Council, other local stakeholders, and the HDV Board to agree which options should be explored further. It is important to note that no final decisions have been made regarding a location for the relocated schools.



1.5 Alternative phasing analysis

[Redacted material]