



White Paper

Innovative Facilities for Education

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For many schools and colleges, the government's Building Schools for the Future scheme offered a funding lifeline to provide essential new facilities -

whether to provide brand new sports facilities, extend classrooms and curriculum space as a result of increased pupil numbers, or in some cases to build a completely new educational complex.

In the wake of the scheme being scrapped in 2010, leaving hundreds of school building projects in the lurch, many schools have either had to consider

seeking private funding for their projects, or to face shelving them indefinitely as school budgets come under increasing pressure.

Spaciotempo - a “temporary” solution

1 With the cost of a new multi-use sports hall, or other permanent sporting facility putting development out of reach for many schools and colleges, the problem exists of how to extend their facilities to accommodate increased volumes of pupils, maintain the condition of existing facilities and add more sporting and performance spaces to fulfil curriculum requirements.

A temporary building solution is a godsend for many school and colleges as it can put new facilities within their reach for the first time. And although some schools opt to take on a temporary structure for a period of one or two years, while they undertake redevelopment of existing facilities, for many others, the temporary structure can potentially become a long term solution if needs persist



Spaciotempo temporary structures are highly durable - all our buildings are calculated to meet British Safety Standards, Wind Loading BS6399 and General Snow Loading BS6399, the same as for permanent buildings - and some have been in use for more than 25 years.

The idea of a temporary building can be concerning for some customers whose requirements are for a long term solution and a high quality product.

So what makes a building “temporary” and how can customers be reassured that a temporary structure will last for as long as they need it to, and provide facilities that they can be proud of?

Temporary buildings in a snapshot:

With minimal ground works required, you can have your temporary building up and running quickly - often in a matter of weeks.

A temporary building can be anchored down onto existing hard surfaces, meaning your building will be erected more quickly and a lot more cheaply than a permanent structure.

But if you are seeking re-assurance around the technical specification, take a look at the following:

- **Frame Construction:** Spaciotempo has a hard pressed 4 groove aluminium box profile
- **Profile Size:** The higher the number the better the structure. Spaciotempo's is 316mm
- **Roof Covers:** Spaciotempo uses PVC Coated polyester fabric flame retardant to BS7837 -1999
- **Snow Loading:** The higher the number the better the structure. Spaciotempo's is 60kg per sqm
- **Wind Loading:** The higher the number the better the structure. Spaciotempo can withstand 100-120 km per hour
- **Walling:** Spaciotempo uses 40mm Thick Steel Clad Sandwich Panels
- **U-Values:** The lower the number the better the insulation values inside the structure. For Spaciotempo the values are as follows:
 - » Roofs - 1.5 W/m²K
 - » Walls & Gables - 0.44 W/m²K
- **Bracing Systems:** Spaciotempo uses internal high level bracing that gives a true 'Open & Clear Span' inside the structure - this is a key feature in a sports structures. All competitors' structures and marquee structures use a cross brace. Spaciotempo is the only manufacturer that offers 'Open & Clear Span'.
- **Bay Sizes:** The fewer the bays the more robust the structure & design. Because Spaciotempo uses 5m bays, our structures have fewer bays and are therefore more robust.

And because Spaciotempo is the only UK supplier of temporary buildings to manufacture, install and maintain our own buildings, **we are fully accountable - giving you extra re-assurance.**





► Affording New Facilities

Spaciotempo offers three basic options for schools wishing to take advantage of a new temporary sports or educational facility:

- 1 Purchase** For schools who are in the fortunate position to have sufficient capital budget, and have a long term requirement for a temporary sports facility, outright purchase is an option.
- 2 Hire** If your requirements are for a fixed term shorter project, or if your project timescales are less certain, hiring a temporary structure is a useful option. Spaciotempo is able to hire out a temporary building for any period greater than three months - maximum 2 years typically.
- 3 Operating Lease** An Operating Lease is one of our most popular and affordable options for schools who do not have the capital budget to fund the acquisition.

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Explaining Operating Leases

Schools are allowed to acquire the use of assets through the process described broadly as a Lease rather than buying them outright with a single payment.

Various forms of Leasing exist but the Operating Lease is the only type of Lease into which Schools and Academies are allowed to enter.

An Operating Lease involves the school entering into a contract whereby it will pay a rental for the use of an asset for a period of time less than the asset's useful life.

 **A key element of an Operating Lease for schools is that the majority of the risks of ownership of the asset are retained by the Leasing company of the asset, and do not substantially transfer to the school.**



Borrowing

The Department for Education's Guidance on the use of Leases by Schools (2011) states that finance leases are considered to be "borrowing" and as such are prohibited under section 3.9 of the Local Authority Scheme for Financing Schools (June 2009), unless they receive express permission of the Secretary of State.



However whilst Finance Leases constitute borrowing, Operating Leases do not, therefore Schools can enter into Operating Leases without routine authorisation.

Advantages of an Operating Lease

The advantages of an Operating Lease for schools can be summarised below:

A lifeline for schools without capital budget:

- 1 If your school or college does not have the capital budget available to acquire new temporary facilities, an operating lease can be the difference between enabling your redevelopment project to go ahead and being unable to reap the benefit of new facilities for your school community.

Lower monthly cost:

- 2 An Operating Lease can be described as a rental agreement where the total cost of the repayment is less than 90% of the total cost of the facility. While this means that the school does not own the facility, as they would with an outright purchase option, it also means that the school's monthly rental commitment is reduced.

Rental as an operating expense:

- 3 Under the terms of an Operating Lease, the monthly rental payment can be classed as an operating expense by schools making it more affordable. The lease of the facilities do not form part of the school's capital expenditure plan.

Short term flexibility:

- 4 If your requirement for a temporary building is relatively short-term, the nature of the Operating Leases means that the facilities can be returned to Spaciotempo at the end of the lease period. And because of the "relocatable" nature of a Spaciotempo building, our operations team can uninstall and remove your temporary building and take it away as easily as they installed it, at the end of your lease.

Long-term flexibility at a lower cost:

- 5 If you still have a requirement for your temporary facility at the end of your five year Operating Lease period, you can continue to rent the facility from Spaciotempo for an additional rental period - as long or as short as you like - at 50% of the original rental.

► Examples

So what does all this mean for your school?

How would an Operating Lease work in practice for your school?

To show you how an Operating Lease can put temporary sports facilities within the reach of your school or college, we have taken two typical examples of common sizes of a multi-use temporary sports hall.

For a 15m by 30m sports hall with a 6m eave height, an Operating Lease on a 60 month term could offer 60 monthly payments of £4051.77 +VAT.

This equates to £935 +VAT per week.

For a 20m by 40m sports hall with a 6m eave height, an Operating Lease on a 60 month term could offer 60 monthly payments of £5952.65 +VAT.

This equates to £1374 + VAT per week.

Figures are subject to status, VAT and final confirmation. Terms & conditions apply. Quoted price is subject to site survey and ground conditions. Spaciotempo's Operating Leases are offered by Green Technology Finance Ltd. Green Technology Finance is an independent Finance Broker - Financial Conduct Authority No. 633896.

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These are examples only, but show the affordability of monthly payment which can be assigned as an Operating expense. Whether you opt for an off the shelf "standard" configuration, or a bespoke building, designed and manufactured specifically to make the

most of the space you have available and the applications that your school requires, the Spaciotempo team will provide you an individual specification to meet your needs and available budget.

► Next Steps

Once you have established your requirements, give Spaciotempo a call. Your allocated sales manager will be able to talk you through all the options open to you for your temporary building. They will come out to site and look at what space you have available, where on

your existing site the new building will sit, and what ground conditions are like. On this basis we will work with you on your specification and evaluate the options for fitting out your building based on how you are going to use it.

Visit www.spaciotempo.co.uk/schools today to see examples of some of the sports and educational facilities we have installed for our customers recently, or call us on 01889 569 569 to set the ball rolling.

- More details on the Spaciotempo service and product range can be found at www.spaciotempo.co.uk or by emailing sales@spaciotempo.co.uk or calling 01889 569569.