

EAST AYRSHIRE COUNCIL

PROPOSAL FOR A NEW BUILD GARGIESTON PRIMARY SCHOOL AND NURSERY CLASS

CABINET – 16 JUNE 2010

Report by Executive Director of Educational and Social Services

1. PURPOSE

- 1.1** To inform Cabinet of the outcome of a submission to the Scottish Government for additional funding in support of a new build Gargieston Primary School and Nursery Class and Fenwick Primary School.
- 1.2** To seek Cabinet approval for a limited consultation exercise on the proposal for a new-build Gargieston Primary School and Nursery Class together with the need for a decant of pupils during the construction phase of the project.

2. BACKGROUND

- 2.1** At its meeting of 29 October 2009 the Cabinet approved a submission to the Scottish Government for additional capital funding for a new-build Gargieston Primary School and Nursery Class (as first priority) and Fenwick Primary School (as second priority).
- 2.2** The Council received formal notification by letter from the Scottish Government in late November 2009 indicating that the bid for funding for Gargieston Primary School and Nursery Class had been successful, but the Fenwick Primary School bid would not secure funding as part of this announcement. Further communication from the Scottish Government has indicated that the management of the national programme for this element of the school estate will be supported by the Scottish Futures Trust (SFT). Accordingly, discussions have been initiated with the SFT and a preliminary set of information has been supplied to assist them in planning. The effects of this confirmation on the Council's Capital Investment Programme which was approved on 04 February 2009 will be the subject of a separate and future report by the Executive Director of Finance and Corporate Support.
- 2.3** As members would be aware the legislation relating to consultations on matters related to school provision has changed this year with the introduction of the Schools (Consultation)(Scotland) Act 2010. Based on the information currently available to the Council any decision on the future of school provision which is taken after 05 April will be subject to the terms of this Act. The Council's department of Legal, Procurement and Regulatory Services has been consulted and the considered view is that the new Act does not require a formal consultation under its terms in the case of a school development, which is a building replacement on the same site, nor for a temporary decant of pupils associated with the new build. Under the proposal considered by the Cabinet on 29 October 2009, the new build would be a replacement school on

the same site, and therefore there is no legal requirement for a formal consultation. This notwithstanding, the Council is committed to partnership working with stakeholders, and standards of good practice would suggest that it is important to engage with principal partners and obtain views on the project as it is presently known at this stage of development.

3. CONFIRMATION OF FUNDING AND DELIVERY TIMETABLE

3.1 On 19 April 2010, the SFT wrote to the Council confirming the allocation of funding for the new build Gargieston Primary School and Nursery Class. This confirmed that the SFT would be overall managers of the national project. There are to be four phases of national delivery for the primary school programme:

Band 1	Funding commences 2010/11
Band 2	Funding commences 2011/12
Band 3	Funding commences 2012/13
Band 4	Funding commences 2013/14

Gargieston has been allocated to Band 2 - that is to receive funding from 2011/12 onwards.

3.2 It was further confirmed that the Council will receive a maximum funding contribution of £3,154,875. This funding represents one-half of a reference capital cost of building the new school. It is based on a roll of 318 pupils, a space allocation of 7.5 square metres per pupil and an all-in base cost of £2,350 per square metre, with a base date of 01 April 2009. The funding contribution also includes provision for a 40/40 nursery. The amount of funding received by the Council will be adjusted to take account of any movements in inflation between 01 April 2009 and the mid-point of construction using the approved 'All-in Tender Price Index.' Should the funding contribution represent more than one half of the outturn cost of the project, the contribution will be reduced to reflect the principle of one-half funding from the Scottish Government.

The Council will receive in due course a formal offer-of-grant letter from the Scottish Government.

3.3 In discussion with the SFT, it has emerged that they may be able to give some assistance with matters such as design and procurement. This assistance includes the possibility of working in partnership with other authorities. Cabinet will be informed of any developments in the procurement pathway as they emerge.

4. THE PROJECT

4.1 The new build Gargieston Primary School and Nursery Class will be at the existing site on Dundonald Road, Kilmarnock. A site map is provided at Appendix 1.

4.2 Preliminary work by Asset Management indicates that the best site for the rebuild school would be the existing location. Some site investigation work requires to be completed as an act of prudence to ensure the site is suitable for a new build. This work has yet to be completed. Presently, the Council is working on the assumption that a replacement building will be within the confines of the present site. It is envisaged that a consultation exercise would elicit useful views on a range of issues:

- The position of the new building within the site.
- Traffic management and parking arrangements.
- Landscaping of the school and nursery class
- Access to the site
- Security of the site
- Project management during the construction phase
- Any other issues of relevance to the school and community.

4.3 To get best value from the project, it is essential to demolish the present buildings in advance of new construction work starting. This will have two main advantages:

- Prior demolition will allow maximum flexibility on the site and will therefore allow the best possible design to be developed using the space now fully available. Retention of the buildings will restrict both the position of the new school on the site and will constrain the footprint of the building. Any flexibility in relation to access routes and traffic management will be similarly constrained.
- Joint occupancy would require the building contractors to tailor activities so that they would not disrupt the life of the school. This in turn would impact on project timescales.

It should be noted that the Authority has successfully built schools – for example at St Joseph’s campus and the Grange Campus – while the site has been occupied. This has been done safely, but it has added a complexity to both the projects and school life, requiring frequent liaison meetings. In both these cases the sites offered much more space and flexibility than at Gargieston.

4.4 Members of Cabinet will recall, by way of additional background, that during the refurbishment of Mauchline Primary School and Nursery Class the site was vacated during building work. Pupils and staff were decanted to accommodation within Catrine Nursery School, Auchinleck Primary School, Greenmill Primary School and Auchinleck Academy. During this phase of the school’s life there was no adverse effect on pupil attainment, but significant additional burdens were placed on the headteacher and staff. Schools therefore do require support through this phase of the project.

4.5 The exact period of any decant cannot presently be anticipated but based on experience it will not be less than one year and is unlikely for a project of this size to be more than two years. Consultation with officers in the Asset Management Service would indicate that the school will require to be

decanted over the holiday of Christmas 2010 to make way for a demolition in January 2011.

- 4.6** No single school has sufficient accommodation to accommodate all of the children from Gargieston Primary School and Nursery Class. The children and staff would therefore require to be distributed to particular locations. The headteacher would require to manage between these locations. The school would come together for key events such as sports days, main festivals and in-service days. Transport would be provided daily from the present site to the satellite sites. Resources and teaching materials would be distributed to these sites. Administrative staff and the headteacher would be allocated space from which to work.

An advantage of this option is that it means the school will be associated with other educational establishments. Sharing of resources and staff development opportunities will be possible. Fixed costs associated with, for example, modular buildings will be avoided although it may be necessary to adapt some accommodation with associated costs.

Council Officers are currently working on the best fit for decant options involving sites in the wider Kilmarnock area. This exercise will aim to secure the best level of continuity for the children of Gargieston, while minimising the disruption to the list school. The Head Teacher of Gargieston Primary School and Nursery Class will be closely involved in this phase of planning, as will the Head Teachers of the list establishments. Consideration is being given particularly to the needs of the children in the nursery class for when the conditions laid down by the Care Commission must be fulfilled. The Council will also work in partnership with the providers of the out-of-school care at Gargieston to find the best solution to increase disruption to this service.

5. CONSULTATION

- 5.1** It is proposed that the following groups should be consulted on the issues in this report:

- Local elected members
- Gargieston Primary School Parent Council
- The staff of Gargieston Primary School
- Pupils of Gargieston Primary School
- Relevant Parent Councils of other schools affected.
- Relevant Community Councils
- Relevant Community Planning partners
- Parents of Crosshouse Nursery and Puddleducks Nursery
- Relevant out of school care groups

- 5.2** Preliminary meetings have already taken place with the Parent Council of Gargieston primary and Nursery Class and staff. It would be the intention to continue this dialogue in the early stages and throughout the project.

6. POLICY/LEGAL IMPLICATIONS

- 6.1 There are no policy or legal implications arising directly from this report.
- 6.2 Any alternative accommodation for the Nursery Class will require approval by the Care Commission.

7. COMMUNITY PLANNING IMPLICATIONS

- 7.1 Relevant Community Planning partners such as Strathclyde Police, Strathclyde Fire and Rescue and NHS Ayrshire and Arran will be consulted.

8. RISK MANAGEMENT IMPLICATIONS

- 8.1 There are no risk management implications arising directly from this report.

9. FINANCIAL IMPLICATIONS

- 9.1 The capital financial implications of each option are indicated in section 3 above, that is, the Council will receive a maximum funding contribution of £3,154,875. The Executive Director of Finance and Corporate Support will provide a future report to Cabinet taking account of the impact of this funding on the Capital Programme agreed by Cabinet on 04 February 2009.

- 9.2 The costs associated with this decant are estimated to be:

Transport costs	£376,200
Adaptations to accommodation	£60,000
Additional staffing costs	£13,655
Revenue Savings accruing from Abandonment of present building	(£45,7120)
Total	£404,143

10. RECOMMENDATIONS

- 10.1 It is recommended that Members :
- (i) note that Scottish Government funding has been secured to support the building of a new Gargieston Primary School and Nursery Class;
 - (ii) agree that the Executive Director of Finance and Corporate Support will provide Cabinet with a report updating the Council's Capital Investment Programme;
 - (iii) agree to a decant of Gargieston Primary School during the period of construction;
 - (iv) remit to the Executive Director of Educational and Social Services to make the necessary arrangements for the decant of Gargieston Primary School and Nursery Class during the construction period;
 - (v) agree that the Executive Director of Educational and Social Services consult with key stakeholders on the matters arising from this report;

- (vi) to ask the Executive Director of Educational and Social Services to provide a report to Cabinet in due course with the results of these consultations; and
- (vii) otherwise note the contents of this report.

Graham Short
Executive Director of Educational and Social Services
GRS/GRS

20 May 2010

Members requiring further information should contact Graham Short, Executive Director of Educational and Social Services, Tel: 01563-576017

LIST OF BACKGROUND PAPERS

1. The Scottish Government's School Buildings Programme – Primary Schools; Cabinet, 29 October 2009.
2. Schools (Consultation)(Scotland) Act 2010.
3. Capital Investment Programme, Cabinet 04 February 2009
4. Scottish Futures Trust Letter of 19 April 2010.

Implementation Officer: Graham Short

Appendix 1: The Site of Gargieston Primary School and Nursery Class

