

EAST AYRSHIRE COUNCIL

CABINET – 21 MAY 2008

BETTER SCHOOLS: BETTER LEARNING UPDATE

Report by Executive Director of Educational and Social Services

1. PURPOSE

- 1.1 To summarise the position reached on the Better Schools: Better Learning initiative and to seek agreement on the way forward.

2. BACKGROUND

- 2.1 At its meeting of 19 March 2008, the Cabinet considered the results of the consultation exercise that had been launched on 07 November 2007. Following this consideration, decisions were taken in respect of each of the six projects identified in the consultation. Members will recall that the Cabinet Secretary's guidance formed the basis of considering these decisions.
- 2.2 Members will also recall that at its meeting of 19 December 2007 the Cabinet had approved a 5-year programme. This programme included some provision for the schools estate, but at that stage the results of the Better Schools: Better Learning consultation could not be anticipated.
- 2.3 Members would wish to be aware that it is the intention of the Cabinet Secretary, Fiona Hyslop, to launch the national strategy on rural schools at Sorn Primary School on 30 April 2008.

3. IMPLICATIONS FOR EACH PROJECT

The implications for each project are summarised below:

The scale of the new build or refurbishment, and size of the school will affect the complexity of the project, and the period of time that is required to take occupancy without disruption to children and the curriculum. In most cases June, July and August are the preferred completion dates for projects.

The capacity of external agencies to respond to timescales has also been considered along with the anticipated capacity and resources available within the Council. Project charts giving indicative timescales are appended to this report. These charted timescales, and those in the paragraphs below should be regarded as best estimates for guidance only.

3.1 Merger of Witchhill and Woodstock Schools

The decisions taken by Cabinet were in summary that:

- Witchhill and Woodstock Schools should close

- A new school formed by the merger would be built on the Park School site
- There would be a new name for the new school
- The existing sites would be declared surplus to requirements by the Department of Educational and Social Services
- There would be continued consultation with stakeholders to progress this matter.

Scope of Project

Consultation will take place with stakeholders and partner agencies. It is however envisaged that the new school will incorporate the following features:

- Enhanced Disability Discrimination Act compliance
- Dedicated facilities for visiting services, including health.
- Accommodation for social services transitions team
- External play areas and equipment
- Sensory garden
- “Green” features
- Traffic management scheme

Emerging from the consultations the possibility of incorporating a hydrotherapy pool and an early years facility were raised. Since these features have wider implications for the Authority they will be the subject of early, further, consultations to produce a final project specification

Timescale

It is envisaged that the project will follow the approximate timescale:

Develop of outline brief and consultation – Complete by July 2008

Design and tender preparations – July 2008 - August 2009

Tender Project – August 2009

Begin on site – January 2010, completion April, 2011

Occupy new school – August 2011

Other Implications

To gain maximum benefit from this project, the land at the rear of the site currently held by Housing in the Department of Neighbourhood Services will require to be declared surplus by the Executive Director of Neighbourhood Services.

Currently the schools involved have separate heads and management structures. Transition to the new establishment demands that at a point before physical merger it would be advantageous to children, staff and parents for the arrangements for the new school to be clarified. This simplifies issues such as curricular planning, resourcing harmonisation of policies and procedures. Experience suggests that this should be done as soon as possible consistent with operational and organisational requirements.

This will be done in consultation with the individuals concerned and the trades unions.

Similarly it will be necessary to establish a joint Parent Council under the terms of the Parental Involvement Act 2005.

3.2 Crossroads Primary School

The decisions taken by Cabinet were in summary to:

- Retain Crossroads Primary School
- Establish a short-term officer working group to assess the financial, commercial, legal, planning implications of Mr Wallace Hendrie's proposals in relation to the school
- To remit to the Executive Director of Educational and Social Services to bring forward a further report to Cabinet as practicably possible detailing the outcome of that assessment

Scope of Project

The capital investment projections for Crossroads Primary School indicated that it was expected that £939,000 in maintenance costs would be incurred in the next 10 years. This would be merely to achieve wind and water-tightness and would not address some of the issues in relation to the quality of the accommodation for educational purposes. Given the nature of the construction of the present building this would in combination indicate the preference for a new build.

A letter has been sent to Mr Hendrie requesting details of the scope of his proposed payout. At the date of completing this report, no response had been received by Mr Hendrie.

Timescale

Establish officer working group – April 2008
Report to Cabinet – June 2008

Since the results of the working group deliberations cannot be anticipated at this time, further timescales cannot be projected beyond the view that this project will take 2 ½ years to complete.

Other Implications

Any other implications such as traffic management in the area of Crossroads and planning issues would be considered by the working group. Cabinet members would also wish to be aware that the headteacher's post has been filled on a temporary basis since October 2006. The permanent filling of this vacancy has now been authorised.

3.3 Merger of Cairnhill and Castle Primary Schools ; New Cumnock Nursery School

The decisions taken by Cabinet were that:

- Cairnhill and Castle Primary Schools should merge from June 2008 or as soon as possible thereafter
- The pupils should transfer to the Castle Primary School site
- New Cumnock Nursery School would remain on the Castle site
- The school resulting from the merger would have a new name
- A decant of pupils and children to the Cairnhill site, if appropriate was agreed
- The buildings and land at Cairnhill would be declared surplus by the Department of Educational and Social Services
- There would be continued consultation with stakeholders.

Scope of Project

The project will include the following key features:

- DDA compliance, with the possibility of inclusion of an elevator
- Upgrading of kitchen and dining facilities
- Improved traffic management
- IT Resource area
- Upgrade of reception/main entrance
- Upgrade of nursery accommodation and facilities
- Combined staff facilities
- Toilet upgrade
- Upgrade of teaching accommodation

Timescale

Consultation with stakeholders – to June 2008

Design complete by March 2009

Tendering complete – September 2009

Decant to Cairnhill – October 2008 – December 2010

Work commences on site – November 2009, completes December 2010

Preliminary consultations with the Parent Councils of the schools concerned indicates an eagerness to secure the merger of the two primary schools with an associated decant to the Cairnhill Primary School site over summer 2008.

Other Implications

Currently the schools involved have separate heads and management structures. Transition to the new establishment demands that at a point before physical merger it would be advantageous to children, staff and parents for the arrangements for the new school to be clarified. This simplifies issues such as curricular planning, resourcing harmonisation of

policies and procedures. Experience suggests that this should be done as soon as possible consistent with operational and organisational requirements. This will be done in consultation with the individuals concerned and the trades unions.

Similarly it will be necessary to establish a joint Parent Council under the terms of the Parental Involvement Act 2005.

It is also noted that land adjacent to Cairnhill Primary School is currently held in the portfolio of the Department of Neighbourhood Services. The potential therefore exists to develop an overall exercise involving this land

3.4 Littlemill Primary School and Nursery Class

The decisions taken by Cabinet were that:

- Littlemill Primary School and Nursery Class were to be retained; and
- A future report would be brought back to Cabinet on options for a long term solution for the sustainability of the building as a modern educational facility.

Scope of Project

As noted in the consultation exercise, the Littlemill building has already benefited from some quite extensive refurbishment. The work that is required divides into two areas. Firstly, the wind and water-tightness issues need to be addressed. Secondly, the school requires investment in terms of the provision of 21st Century facilities and services.

It is to be noted, that one of the site's most significant issues relates to the contiguous building which is in an advanced state of dereliction. This building is causing ingress of water to the school and presents some health and safety issues for pupils. This matter is presently being progressed by Legal Services.

Timescale

Develop of outline brief and consultation – start May 2008, complete by July 2008.

Design complete – February 2009

Tendering complete – July 2009

Work begins on site – start September 2009, completes August 2010

Work complete – December 2010

It is to be noted that timescales here will be influenced by progress in relation to the privately owned property adjacent to the school.

Other Implications

Cabinet members would wish to be aware that there is currently a vacancy for the headteacher's post and this will now be filled as soon as possible.

3.5 St. Xavier's Primary School

The decisions taken by Cabinet were that:

- St Xavier's primary School should remain as a school;
- The existing buildings would close with effect from June 2008 or as soon as possible thereafter
- Pupils would transfer to a relocated school in separate accommodation in Patna Primary School and Nursery Class in August 2008, or as soon as possible thereafter;
- There would be consultation on all aspects of the design of the campus;
- The present St Xavier's Primary School site would be declared surplus to the requirements of the Department of Educational and Social Services;

It was also noted by Cabinet that the Chief Executive would ask officers to bring back a report to a future Cabinet setting out options for the provision of a proposed new campus in terms either of an extensive refurbishment or a new build on the Patna site.

Scope of Project

The consultation exercise, and discussions at Cabinet established the principle that the new campus must present a properly planned and executed project to the children of both St Xavier's and Patna Primary School and Nursery Class. An option appraisal will be necessary to judge what represents best value in terms of refurbishment or a new build as envisaged in the Cabinet discussions and decision.

Features of the following nature are likely to be required to allow this project to work in the way envisaged during the consultation period:

- Both schools to have access to quality shared facilities such as, hall, dining facilities and medical accommodation.
- Appropriate staff accommodation
- Remodelled access to building and reception area.
- Redeveloped sports area and associated facilities.
- Traffic management scheme
- Refurbished nursery class
- Remodelled additional support needs base

This project potentially also allows consideration of the other Council facilities in the Patna area such as the library, community centre, games hall and health facilities. Work on site will depend on scale and nature of the final project and plan.

Timescale

In accordance with the decisions in Cabinet, a detailed option appraisal will be prepared for consideration by Elected Members for June 2008 or as soon as possible thereafter.

Other Implications

It is unlikely that the site will be available before March 2010 at the earliest for a refurbishment project. A new build would result in the school being available in April 2011. In the meantime options for the period until the new facilities are available are being considered.

3.6 Sorn Primary School

The decisions taken by Cabinet were that:

- Sorn Primary School would be maintained as a separate establishment in its present accommodation.
- A future report would be brought back to Cabinet on options for a long term solution for the sustainability of the building as a modern educational facility.

Scope of Project

The present building presents some significant challenges in terms of health and safety, DDA compliance and as a modern learning and teaching environment. Beyond the 10-year maintenance issues identified in the consultation, the school does require adaptation for 21st Century use.

The nature of the work to be considered is:

- Complete internal refurbishment and remodelling.
- Provision of a proper staff base and resource area.
- Provision of adequate toilets for staff and pupils.
- Improved storage areas.
- Fit-for-purpose flexible accommodation.

It may be necessary to consider temporary modular accommodation pro-tempers. The precise form of any project will depend on the outcome of consultations with Historic Scotland.

Timescale

Develop outline brief and consultation – Complete by November 2008

Design complete – July 2009

Tendering complete – November 2009

Work begins on site – January 2010, complete December 2010

Occupy school – Summer 2011

Other Implications

Depending on the nature and scale of the refurbishment a decant to another site may be necessary.

4. IMPLEMENTATION

- 4.1 Each project will require separate management. This will be done in partnership between the various Council Departments. Finance and Asset Management have a central role in the implementation phase.

5. POLICY/LEGAL IMPLICATIONS

- 5.1 The policy and legal implications were considered as part of the consultation exercise and report to Cabinet on 19 March 2008.

6. COMMUNITY PLANNING IMPLICATIONS

- 6.1 The community planning implications were considered as part of the consultation exercise and report to Cabinet on 19 March 2008.

7. FINANCIAL IMPLICATIONS

- 7.1 It is estimated that, depending on the results of the option appraisals, changing market conditions, and the results of the tendering exercises, the costs of the projects could total between £20M and £36M. These estimates do not take account of any capital receipts.

8. RECOMMENDATIONS

It is recommended that Members :

- (i) agree that the Executive Director of Educational and Social Services merge the management structures of Woodstock and Witchhill Schools at a point suitable to operational requirements and in consultation with the trades unions and the individuals concerned;
- (ii) agree that the Executive Director of Educational and Social Services merge the management structures of Cairnhill and Castle Primary Schools at a point suitable to operational requirements and in consultation with the trades unions and the individuals concerned;
- (iii) approve this report as a project outline for the next stages of the Better Schools: Better Learning initiative;
- (iv) request that the Executive Director of Educational and Social Services bring reports to Cabinet at regular intervals to update Members on progress; and
- (v) otherwise note the contents of this report

Graham Short
Executive Director of Educational and Social Services

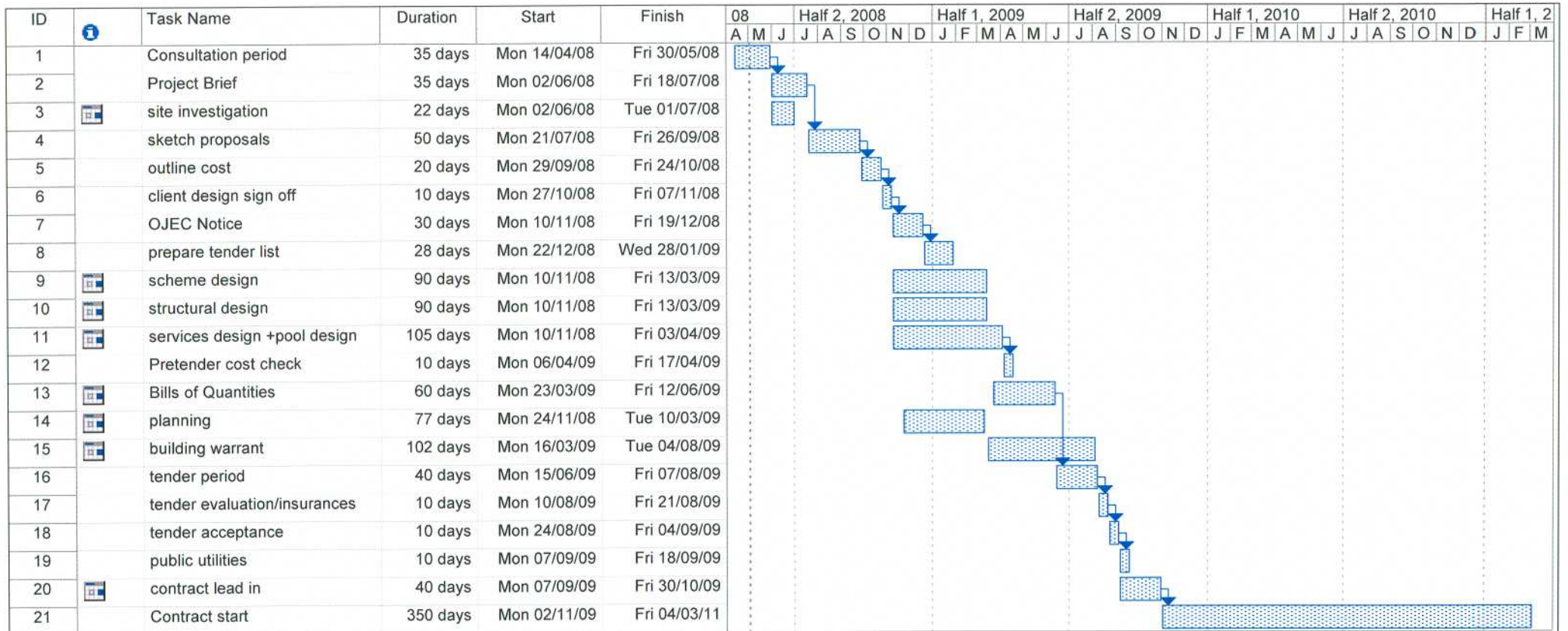
GRS/GRS
05 May 2008

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

LIST OF BACKGROUND PAPERS

1. Better Schools: Better Learning, Cabinet, 7 November 2007
2. Better Schools: Better Learning, Cabinet 19 March 2008
3. Capital Programme 19 December 2007

Implementation Officer: Graham Short



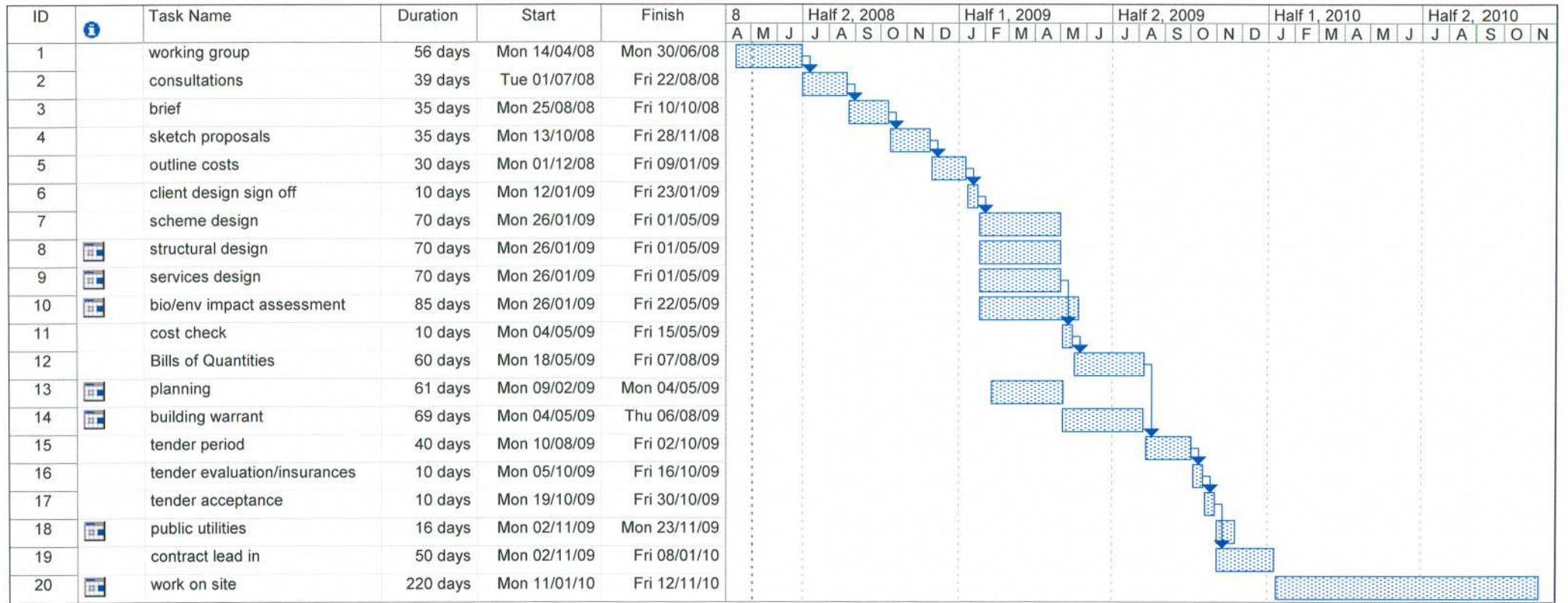
Project: WITCHHILL AND WOODSTC
Date: Fri 02/05/08



ID	Task Name	Duration	Start	Finish	8												Half 2, 2008					Half 1, 2009					Half 2, 2009					Half 1, 2010					Half 2, 2010				
					A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
1	consultation period	60 days	Mon 14/04/08	Fri 04/07/08	[Task bar]																																				
2	brief	35 days	Mon 07/07/08	Fri 22/08/08	[Task bar]																																				
3	sketch designs	50 days	Mon 25/08/08	Fri 31/10/08	[Task bar]																																				
4	outline costs	20 days	Mon 03/11/08	Fri 28/11/08	[Task bar]																																				
5	client design sign off	10 days	Mon 01/12/08	Fri 12/12/08	[Task bar]																																				
6	scheme design	75 days	Mon 15/12/08	Fri 27/03/09	[Task bar]																																				
7	structural design	75 days	Mon 15/12/08	Fri 27/03/09	[Task bar]																																				
8	services design	75 days	Mon 15/12/08	Fri 27/03/09	[Task bar]																																				
9	pretender cost check	10 days	Mon 30/03/09	Fri 10/04/09	[Task bar]																																				
10	Bills of Quantities	60 days	Mon 13/04/09	Fri 03/07/09	[Task bar]																																				
11	planning	98 days	Mon 12/01/09	Wed 27/05/09	[Task bar]																																				
12	building warrant	67 days	Mon 23/03/09	Tue 23/06/09	[Task bar]																																				
13	tender period	40 days	Mon 06/07/09	Fri 28/08/09	[Task bar]																																				
14	tender evaluation/insurances	10 days	Mon 31/08/09	Fri 11/09/09	[Task bar]																																				
15	tender acceptance	10 days	Mon 14/09/09	Fri 25/09/09	[Task bar]																																				
16	public utilities	10 days	Mon 28/09/09	Fri 09/10/09	[Task bar]																																				
17	contractor lead in	40 days	Mon 28/09/09	Fri 20/11/09	[Task bar]																																				
18	site start	280 days	Mon 23/11/09	Fri 17/12/10	[Task bar]																																				

Project:
CAIRNHILL AND CASTLE AND NEW CUMNOCK NURSERY.mpp
Date: Fri 02/05/08

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	



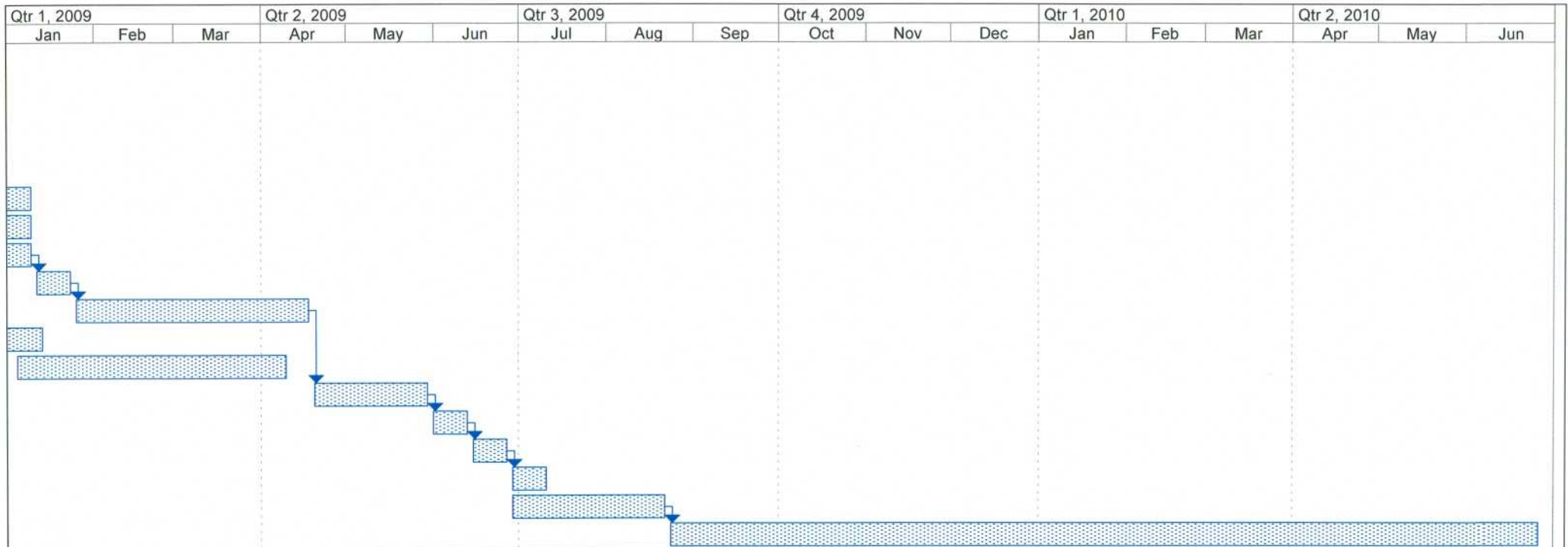
Project: Crossroads.mpp
Date: Fri 02/05/08

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	

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2	brief	34 days	Tue 03/06/08	Fri 18/07/08		[Task Bar]							
3	sketch proposals	30 days	Mon 21/07/08	Fri 29/08/08			[Task Bar]						
4	outline costs	15 days	Mon 01/09/08	Fri 19/09/08				[Task Bar]					
5	client design sign off	10 days	Mon 22/09/08	Fri 03/10/08					[Task Bar]				
6	scheme design	70 days	Mon 06/10/08	Fri 09/01/09						[Task Bar]			
7	structural design	70 days	Mon 06/10/08	Fri 09/01/09						[Task Bar]			
8	services design	70 days	Mon 06/10/08	Fri 09/01/09						[Task Bar]			
9	pretender cost check	10 days	Mon 12/01/09	Fri 23/01/09									
10	Bills of Quantities	60 days	Mon 26/01/09	Fri 17/04/09									
11	planning	57 days	Mon 27/10/08	Tue 13/01/09								[Task Bar]	
12	building warrant	69 days	Mon 05/01/09	Thu 09/04/09									
13	tender period	30 days	Mon 20/04/09	Fri 29/05/09									
14	tender evaluation/insurances	10 days	Mon 01/06/09	Fri 12/06/09									
15	tender acceptance	10 days	Mon 15/06/09	Fri 26/06/09									
16	public utilities	10 days	Mon 29/06/09	Fri 10/07/09									
17	contract lead in	40 days	Mon 29/06/09	Fri 21/08/09									
18	contract on site	220 days	Mon 24/08/09	Fri 25/06/10									

Project: Littlemill.mpp
Date: Fri 02/05/08

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	



Project: Littlemill.mpp
Date: Fri 02/05/08

Task



Milestone



External Tasks



Split



Summary



External Milestone



Progress



Project Summary



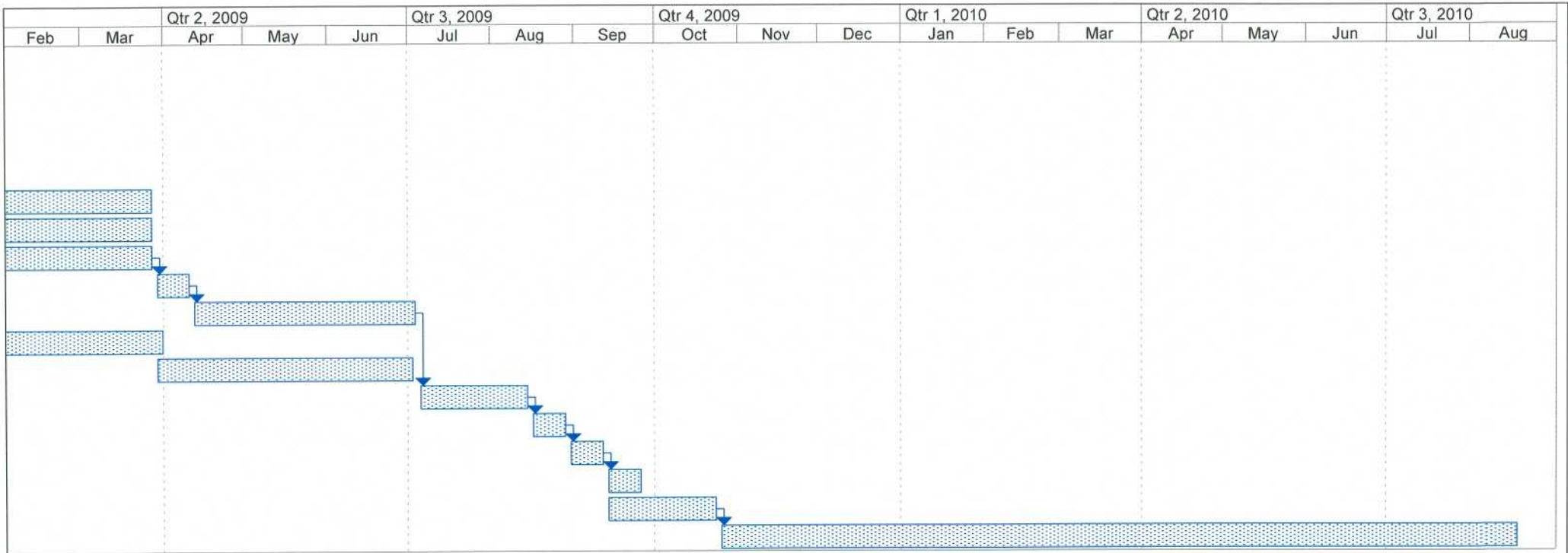
Deadline












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4	outline costs	15 days	Mon 17/11/08	Fri 05/12/08						[Task Bar]				
5	client design sign off	10 days	Mon 08/12/08	Fri 19/12/08							[Task Bar]			
6	scheme design	70 days	Mon 22/12/08	Fri 27/03/09							[Task Bar]			
7	structural design	70 days	Mon 22/12/08	Fri 27/03/09							[Task Bar]			
8	services design	70 days	Mon 22/12/08	Fri 27/03/09							[Task Bar]			
9	pretender cost check	10 days	Mon 30/03/09	Fri 10/04/09								[Task Bar]		
10	Bills of Quantities	60 days	Mon 13/04/09	Fri 03/07/09								[Task Bar]		
11	planning	57 days	Mon 12/01/09	Tue 31/03/09									[Task Bar]	
12	building warrant	69 days	Mon 30/03/09	Thu 02/07/09									[Task Bar]	
13	tender period	30 days	Mon 06/07/09	Fri 14/08/09									[Task Bar]	
14	tender evaluation/insurances	10 days	Mon 17/08/09	Fri 28/08/09									[Task Bar]	
15	tender acceptance	10 days	Mon 31/08/09	Fri 11/09/09									[Task Bar]	
16	public utilities	10 days	Mon 14/09/09	Fri 25/09/09									[Task Bar]	
17	contract lead in	30 days	Mon 14/09/09	Fri 23/10/09									[Task Bar]	
18	start on site	212 days	Mon 26/10/09	Tue 17/08/10									[Task Bar]	

Project: Sorn.mpp
Date: Fri 02/05/08

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	



Project: Sorn.mpp
Date: Fri 02/05/08

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	

ID	Task Name	Duration	Start	Finish	08	Half 2, 2008					Half 1, 2009					Half 2, 2009					Half 1, 2010					Half 2, 2010					Half				
					A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
1	consultation	35 days	Mon 14/04/08	Fri 30/05/08																															
2	brief	35 days	Mon 02/06/08	Fri 18/07/08																															
3	option appraisals	65 days	Mon 21/07/08	Fri 17/10/08																															
4	option costs	15 days	Mon 20/10/08	Fri 07/11/08																															
5	client design sign off	10 days	Mon 10/11/08	Fri 21/11/08																															
6	scheme design	90 days	Mon 24/11/08	Fri 27/03/09																															
7	structural design	90 days	Mon 24/11/08	Fri 27/03/09																															
8	services design	90 days	Mon 24/11/08	Fri 27/03/09																															
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11	planning	78 days	Mon 05/01/09	Wed 22/04/09																															
12	building warrant	82 days	Mon 30/03/09	Tue 21/07/09																															
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15	tender acceptance	10 days	Mon 31/08/09	Fri 11/09/09																															
16	public utilities	10 days	Mon 14/09/09	Fri 25/09/09																															
17	contract lead in	30 days	Mon 14/09/09	Fri 23/10/09																															
18	site works	350 days	Mon 26/10/09	Fri 25/02/11																															

Project: St Xaviers and Patna.mpp
Date: Fri 02/05/08

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	