

EAST AYRSHIRE COUNCIL
DEPARTMENT OF EDUCATIONAL & SOCIAL SERVICES

Report by Director

**The results of the consultation on the proposals to provide
a replacement school for both Galston Primary School and
Galston Nursery School**

Appendix A - The Consultative Document

Appendix B - Summary of Responses

**Written submissions from interested parties on the consultative process are
available for inspection in the Members library.**

EAST AYRSHIRE COUNCIL**DEPARTMENT OF EDUCATIONAL & SOCIAL SERVICES**

The results of the consultation on the proposals to provide a replacement school for both Galston Primary School and Galston Nursery School.

Report by Director**1. INTRODUCTION**

1.1 On 19 September 2000, the Education Committee approved the issue of a consultation document which made proposals for a replacement school for both Galston Primary School and Galston Nursery school. A copy of the consultative document is attached as Appendix A.

1.2 The document recommended two options for consideration:

EITHER

(i) **OPTION A**

It is proposed that the replacement of both Galston Primary School and Galston Nursery School be built as an extension to the refurbished main building of the present Galston Primary School.

OR

(ii) **OPTION B**

It is proposed that the replacement of both Galston Primary School and Galston Nursery School be built on the playing field site at Western Road.

1.3 The main issues raised in the consultative document were:

- the requirement for the Council to achieve economy, efficiency and effectiveness in the use of resources
- the condition of the buildings which currently house Galston Primary School and Galston Nursery School
- the estimated costs required to maintain the existing buildings
- the requirement on the Council to provide accommodation which would enhance teaching and learning
- the review of the potential sites for the replacement schools and the subsequent identification of the two possible options viz Glebe Road and Western Road
- the consideration of both of these options on educational and financial grounds

2. THE CONSULTATION

- 2.1** Written representations on the Committee's proposals were sought from interested parties in terms of the Education (Publication and Consultation etc) (Scotland) Regulations 1981 and Amendment Regulations 1987, 1988 and 1989.
- 2.2** In accordance with statutory requirements, parents of the affected schools and the appropriate School Boards have been consulted. Copies of the consultation document were also made available to the staff of Galston Primary School and Galston Nursery School, and representatives of teacher and staff unions.
- 2.3** The existence of the document was publicised in the press and copies were made available in the Education Offices and affected schools and in the local community.
- 2.4** Meetings were arranged by the Director of Educational and Social Services with all the staff of Galston Primary School; all of the staff of Galston Nursery School; the Galston Primary School Board; the parents and interested parties at Galston Nursery School. Galston Primary School board arranged a parents meeting.

An open evening was held in Galston primary School. Over one hundred and twenty people attended along with senior officers from a range of Council departments.

All of these meetings offered the opportunity for discussion and clarification of the proposals. They were all well attended. A considerable number of people took the opportunity to express their view and also to have a response made to their questions or queries.

- 2.5** In addition, transport was made available by the Council on a number of occasions to take interested groups to see the new build Auchinleck Primary and Auchinleck Nursery School. A number took advantage of this provision.

3. THE VIEWS EXPRESSED

- 3.1** A considerable volume of correspondence was received on the proposals outlined in the document. A summary of respondents is included as Appendix B.

The response from Galston Primary School Board registered 425 returns from parents, 63% of whom supported Option B. Individual replies were received by the Board from parents opposing decanting and supporting Option B.

The petition submitted by Save Galston Nursery School Parents Group was signed by 232 people. An opinion poll "In your Opinion is it Acceptable to Build the New Primary School on the Recreational Ground at Western Road,

Galston?" was submitted by Mrs D Stewart. It was signed by 394 people, of whom over 90% registered 'no' in response.

In addition to the written submissions, the meetings and discussions referred to earlier in the document allowed parents and other interested parties to raise significant issues.

3.2 In general the responses to the document fell into 3 main groupings:

- **those that supported the retention and refurbishment of Galston Primary School in its present location at Glebe Road**
- **those that supported the replacement of Galston Primary School on the playingfield site at Western Road**
- **those that wished Galston Nursery School to be retained on its present site and neither relocated to Glebe Road or the Western Road sites**

Detailed comments under each of these headings follow.

Those that supported the retention and refurbishment of Galston Primary School in its present location at Glebe Road

3.3 The majority of the respondents who wished the retention of the school on the present site were local residents who were very interested in the future of the school and the school building. They felt very strongly that Galston Primary School should be refurbished and extended on site. Additionally they had serious concerns over the alternative site at Western Road. They held the view that the site was subject to flooding and was, as a consequence, unsuitable for the proposed building. They were concerned with the safety for the children with a petrol station, a main road, the River Irvine and a Fish Farm in close proximity.

3.4 They commented that refurbishing the main building of the present Galston Primary School would ensure:

- the children's educational needs are fully met
- the safety of the children now and in the future
- that the remodelled school will be built on grounds that can withhold for another 90 years
- that the community spirit in Galston would be retained and upheld
- that the heart of Galston would continue as had been originally intended

They also made the point that the children would not require to be decanted to a distant location. They argued that temporary accommodation could be provided on or close to the existing site whilst building work is in process.

3.5 Other issues raised by respondents included:

- the central location of Glebe Road compared to the Western Road site which would mean additional transport and cost
- the future of the current 'B' listed school building if the Western Road site is preferred
- the lack of detailed proposals for the decanting of pupils during the period of refurbishment
- their concern about 'open plan' teaching
- the general loss of amenity and privacy of housing on or close to Western Road as well as increased pollution and damage to the environment
- the reduction in football fields at the Western Road site if it was chosen for the new building

Those that supported the replacement of Galston Primary School on the playingfield site at Western Road

3.6 The respondents who supported the replacement of Galston Primary School on a new site at Western Road playingfields included the Galston Primary School Board, a majority of the parents of children attending Galston Primary School, the Head Teacher of Galston Primary School and all but two of the staff at Galston Primary, the Community Council and a number of residents.

3.7 The issues they raised in their submissions included the following:

- building on the Western Road site is the more sensible and appropriate option
- building on Western Road site is more cost effective
- the current facilities at the Glebe Road site are inadequate for modern day education and refurbishment and extension would still not create an ideal modern educational environment
- the disruption caused to primary 4 through primary 7 pupils during this critical time of building makes the idea of decanting a 'non starter'
- decanting would also lead to a loss of educational time and a loss of school community spirit if the children were split up
- a new purpose built school would provide better facilities and a better teaching and learning environment for all children
- incorporating Galston Nursery School with the new building at the Western Road site would provide an arrangement similar to the successful development at Auchinleck
- the new build at Western Road would provide easier and full access for disabled pupils, parents and visitors to the school

Those that wished Galston Nursery School to be retained on its present site and neither relocated to Glebe Road or the Western Road sites

- 3.8** The respondents who supported the retention of Galston Nursery School in its existing location included the Head Teacher of the Nursery School and staff of the school, the parents of children attending the Nursery and a significant number of other interested people in the community.
- 3.9** The issues raised in their submissions included the following:
- the children of Galston and surrounding areas already have access to quality pre-5 education
 - money should be spent on refurbishing the existing building
 - relocation would not improve the educational environment within which the children at Galston Nursery are educated but would, in fact, lead to the loss of many good quality learning opportunities
 - the current nursery building is surrounded by a unique natural learning environment which along with the building itself can be used to promote all aspects of the curriculum and to respond to the needs of all pupils in large, small and individual situations
 - the autonomy of the present Nursery works to the children's advantage
 - the immediate accessibility of a variety of stimulating learning areas is a valuable asset which could be lost when sharing facilities with a primary school
 - it is estimated that at least one third of the children attending the nursery will not go on to attend the proposed incorporated Galston Primary School. Hence, it is argued that it is not beneficial for these three and four year olds to be sent to a school building environment only to be uprooted and sent to a different school a year later.
- 3.10** These points summarise the key issues raised in the consultation and reflect all of the written submissions and surveys undertaken on the options in the consultation document.

4. COMMENTS ON THE VIEWS EXPRESSED

- 4.1** There is no doubt that the release of the consultative document raised a mixture of interest and concern among staff, parents, school board, community groups and other interested parties. The number of written responses and the level of attendance and questioning at the wide range of meetings arranged in the area confirms the important place that both schools have in the community.
- 4.2** As was stressed by many contributors to the consultation, it is important to ensure that comments received and expressed are considered against the educational need of the young people of Galston for the present and for many years ahead. This consultation is about providing quality education in a quality environment for the present and future generation of pupils in the Galston area. This is clearly the overarching priority.

- 4.3** Building on the Galston Primary School site would certainly involve the decanting of pupils. Decanting pupils from the Glebe Road site would be disruptive and could lead to a loss of educational time and a loss of coherent, leadership and community spirit in the school. The hostile views expressed on any proposal for decanting of pupils have been noted carefully. Parents of pupils who could be directly affected, simply do not wish their children to be decanted.
- 4.4** It is not realistic to conclude that temporary accommodation would be located on or close to the site at Glebe Road and hence not prevent decanting of children. There is no suitable alternative facility in the immediate area for decanting arrangements to be made for pupils.
- 4.5** The objections raised to the Western Road site are not accepted by colleagues in Homes and Technical Services. They are firmly of the view that drainage problems can be overcome. The Western Road site if chosen would not compromise the safety and well being of the children. The chosen site will require to meet the highest standards of health and safety and that would be a priority concern of all involved in taking the project forward. Costs to address water logging through improved drainage arrangements have been included in the final estimates. Accepting the Western Road option would lead to increased transport costs and this is referred to in the original document.
- 4.6** If Option A is chosen there would require to be further liaison and discussion on the detailed arrangements for decanting with parents and all interested parties including the school boards of those schools who may be affected by the temporary relocation proposals. Class organisation and accommodation arrangements in a number of schools would require to be considered carefully at the time when decanting becomes a reality. A detailed proposal, based upon the facts available, would be drawn up and made available for comment.
- 4.7** As stated in the consultative document, the design of the proposed new school has not been finalised. Parents and staff will be consulted during the final stages of the design of the school which would be based on recent good practice developed within East Ayrshire.
- 4.8** It is the Council's intention that the reduction from 3 to 2 football pitches at Western Road would not be detrimental to the football community bearing in mind the proposals in the original document that two full size football pitches would be retained on the Western Road site. The Director of Community Services will continue to consult with representatives of the footballers to identify a site for a third alternative pitch with changing facilities and viable options would appear to be emerging at this stage. There would be no reduction in facilities. The Director of Community Services in his submission, is aware of the concerns of footballers and the role of Sport Scotland in ensuring no reduction in provision of playingfields. He is developing firm proposals for further consultation in the light of the decision taken by committee.

- 4.9** it is recognised that the children attending Galston Nursery School have access to quality nursery education in the school. However much remains to be done to the building and there is no guarantee that the necessary finance can be identified. In a heavily committed capital programme, limited resources are only available to meet top priorities including emergencies. A new build nursery would provide security and modern facilities for the long term for very young pupils in the area. Consultation at the design stage of the new building would ensure the individuality of the new provision. The development of parents facilities and a garden area is recognised as a priority.
- 4.10** A new Nursery School incorporated into a new building with a Primary School would provide a range of facilities which would be advantageous to all children. There are examples of existing good practice of this type across East Ayrshire on which a model could be built. Parents, staff and community representatives of the schools involved express their satisfaction with these arrangements.

5. CONCLUSION

- 5.1** Having carefully considered the responses made during the consultation period, it is recognised that there is a spread of opinion for either Option A or B. However, it is of note that parents of children at Galston Primary School, the School Board of Galston Primary School, the Head Teacher of the primary school and all but two of the staff of the school fully support the replacement of the school on the site at Western Road. The Community Council also supports this view.

There is, also, a near unanimity of view that decanting of pupils is unacceptable. The concerns of parents and staff about any arrangements for decanting of pupils are very real and were clearly expressed on many occasions.

Consequently, decanting has become a central issue in the consultation. Those who argued in the open forum that some more localised arrangements for decanting should be made - and this is simply not possible - were argued against by very concerned parents. Parents will not accept any arrangements for decanting of their children during the period of the build.

Taking this point, in conjunction with the indications of support for the new build option, leads to the recommendation that Option B is the more acceptable. The provision of a new up-to-date building without decanting of pupils becomes an acceptable option and the better way to proceed.

The consultation document outlined a range of advantages for the inclusion of the nursery school in the primary school. These included, provision of parents room, shared staff development opportunities, use for young pupils of gymnasium and dining hall and access to a wider range of equipment. Those arguing for retention of the existing arrangements focused largely on the external environment for the school.

However, the opportunity to design and build a new nursery provision for the young pupils of the area cannot be rejected lightly. Retaining existing facilities will not allow the most efficient use of resources for the education authority nor will the opportunity to deliver secure, forward looking and up-to-date facilities for early years pupils be grasped. Incorporating the nursery school in the primary school is, consequently, recommended. As a result, the educational needs of very young pupils will be met for many years to come in a well-resourced, forward looking, educational environment.

Finally, the representatives of the football community are to be given every opportunity to pursue with the Director of Community Services the provision of alternative football pitches to ensure that there is no reduction of overall provision within the town. The Director has reported a positive start to these discussions which will lead to the identification of a site for the replacement third pitch.

5.2 To sum up, the conclusion reached is that taking forward Option B would:

- provide modern, forward looking, secure and excellent educational facilities for all children
- achieve better economy, efficiency and effectiveness in the use of the Council's resources
- eliminate the need to decant primary pupils to other schools which would prove disruptive to the education of the pupils and the management and administration of the school
- allow a new Galston Nursery School to be incorporated in the building alongside Galston Primary School
- provide a modern environment for the nursery school children and improved opportunities for much closer joint working between establishments

6. PROPOSAL

6.1 It is proposed, therefore, that Galston Primary School and Galston Nursery School be replaced on the site at Western Road. Pupils would transfer to their new schools on the completion of building works. The capacity of the new Primary School (462 pupil places) and Nursery School (60 full time pupil places) would accommodate fully the needs of the estimated intake for the foreseeable future.

7. RECOMMENDATION

7.1 It is recommended that the Education Committee agree that:

- (i) the replacement school for both Galston Primary School and Galston Nursery School be built on the playingfield site at Western Road;
- (ii) pupils transfer to the new building on its completion dependent upon the progress of building work; and
- (iii) the buildings at Glebe Road be declared surplus to requirements on the completion of the new school.

John Mulgrew
Director of Educational and Social Services

JM/JP
8 November 2000

LIST OF BACKGROUND PAPERS

Nil

Members wishing further information should contact John Mulgrew, Director of Educational and Social Services, tel: (01563) 576017.

IMPLEMENTATION OFFICER : JOHN MULGREW

THIS IS A CONSULTATIVE DOCUMENT

EAST AYRSHIRE COUNCIL

DEPARTMENT OF EDUCATIONAL & SOCIAL SERVICES

Report by Director

**The Proposed Replacement of both Galston Primary School and Galston
Nursery School**

- Appendix 1: Map of Galston area showing relevant sites**
- Appendix 2: Roll projections for Galston Primary School**
- Appendix 3: Comparative costs for proposed options**

This document has been issued by the Education Committee of East Ayrshire Council for consultation in terms of the Education (Publications and Consultation etc) (Scotland) Regulations 1981 and Amendment Regulations 1987, 1988 and 1989.

THIS IS A CONSULTATIVE DOCUMENT

**THE PROPOSED REPLACEMENT OF BOTH GALSTON PRIMARY SCHOOL
AND GALSTON NURSERY SCHOOL**

Report by Director

1. PRESENT POSITION

1.1 Galston Primary School

Galston Primary School is situated in Glebe Road, Galston (See Appendix 1). It occupies a split site with buildings on both sides of the road. Additionally, a number of classrooms are situated within hatted accommodation on a sloping site adjacent to the main building.

The Category 'B' listed building was constructed in 1909 as a secondary school and its change of use for primary pupils only took place after the completion of the new Loudoun Academy.

The two buildings are in poor condition and require a considerable amount of basic maintenance work along with a major upgrade and refurbishment. Combined estimated costs would be well in excess of £1M. Also the school is no longer able to provide an educational environment which is appropriate for modern primary education. In addition, the main building houses only 6 teaching classrooms and the Head Teacher and administration office are located on the mezzanine. The latter situation does not assist in the new security measures which are required to be in place in primary schools.

As can be seen from Appendix 2 the long term roll projection indicates that the maximum number of pupils anticipated in the foreseeable future is 409.

It is proposed to develop a primary school of 18 bases plus a nursery for 60 full time equivalent children to allow flexibility over time for a varying pupil population, possible reduction in maximum primary class sizes beyond primary 3 and in the recognition that there are presently a small number of placing requests away from the school.

1.2 Galston Nursery School

Galston Nursery School is situated in Brewlands Street at the top of a hill (See Appendix 1). The nursery building is 51 years old and occupies a single storey brick building which is in need of extensive refurbishment. The building would require an investment of over £100,000 only to bring it up to a reasonable standard of maintenance. Major upgrade and refurbishment would require considerable additional financial input in the order of £150,000. The Council has recognised for some time the need to improve the physical environment of the Nursery School. The opportunity now arises to provide modern facilities for Galston Nursery School within the replacement Primary

School, offering a cost effective way of meeting the long term needs of the Nursery. What is proposed is a modern, purpose built nursery school within the primary school.

1.3 Future Provision

East Ayrshire Council is committed to providing an education service of the highest quality. Central to the delivery of effective teaching and learning is the quality of the educational environment. The Education Committee has agreed to the provision of a new school building for Galston incorporating nursery and primary provision. The project has a commitment in the capital programme.

The overall benefits of linking the nursery school with primary school provision are well recognised. With the expansion of pre-five education in recent years, the practice of placing pre-five provision within primary schools has increased steadily in East Ayrshire to the advantage of the pupils, parents and staff involved. Opportunities to provide enhanced provision for the children exist, based on a greater coherence in the organisation and implementation of the learning and teaching process between both establishments.

Parents and staff comment positively on the greater ease with which the transition from nursery to primary education is achieved by the pupils when they continue to be educated on the same campus.

1.4 Economy, Efficiency and Effectiveness

The Local Government (etc) Scotland Act 1994 places a duty on all Councils to achieve economy, efficiency and effectiveness in the use of resources. At this time when capital budgets are under pressure it is vital that every effort is made to maximise the use of the finance available and reduce all costs not directly related to the teaching process and at the same time to ensure that an educational environment conducive to the delivery of quality education is provided.

2. BACKGROUND

2.1 Previous consultation during 1997 on the proposal to relocate/replace the existing primary and nursery schools in Galston highlighted a number of local concerns. Briefly summarised these concerns related to how best to commit Pre-5 Services for the town of Galston, the development of the existing site, views expressed for and against the decanting of pupils, the proposed timescale for the construction of the school and issues concerning road safety. As a result on 12 February 1998 the Business Sub-Committee of the Education Committee decided:

- (i) to take no action on the proposal that Galston Primary School and Galston Nursery School be relocated in a new building on a site at Western Road, Galston;

- (ii) to undertake further investigations and costings taking account of issues raised in the consultation, including specifically the feasibility of the site at St Mary's Holm, Galston to ascertain its suitability for a new build Primary School and Nursery School; and
- (iii) that on completion of these investigations the Director of Education bring forward further proposals in respect of the future provision of Primary and Nursery education for Galston which would be the subject of a new period of public consultation.

2.2 The Director of Homes and Technical Services has carried out further investigations on the sites previously considered and the information obtained is included in the detail which follows.

3. SITE INFORMATION

3.1 Detailed investigations of a number of sites in Galston have taken place over the period of time since the project was first identified as a capital programme priority for the Education Department. These sites include those contained in the original document but rejected for specific reasons : Portland Park (legal reasons), Barrmill Road site (health and safety/alternative leisure provision issues).

Where further detailed work has been commissioned, the information gathered will be made available to those who wish to review it with officers from the appropriate technical background.

What follows is information regarding sites which we were invited to investigate further to consider their viability as options for the proposed new build.

3.2 (i) St Mary's Holm Meadow, Glebe Road

In order to ascertain the full facts regarding the possibility of building on this site, a series of site investigations was instigated. The services of specialist independent consultants were used to interpret and advise on the unusual conditions revealed. Based upon a considerable number of test bores and soil analyses, the consultants presented a report to the Council which indicated that the site was unsuitable for the new building. Before setting out to build the school on either the upper or lower part of the site, the removal and disposal of all waste material and consequential soil replacement would be required at considerable cost estimated to be £6.3M on the upper site and £9.7M on the lower site.

Detailed survey documents are available for public inspection from the Director of Homes and Technical Services. It is clearly established that the vast majority of the site, at both upper and lower levels, contains imported material and organic waste.

In summary, the very high cost of remedial works to render the site environmentally acceptable and of sufficient bearing capacity to support the building of a school, it is concluded that the St Mary's Holm site could not be considered for development. The project would not achieve best value for the Council.

(ii) Existing Nursery School Site

The existing nursery school site has also been considered for the build. However, the site is too small for the proposed development. The site is sloping and additional ground for the new school would require to be purchased at a cost to the Council. Concern has been registered about traffic issues relating to the positioning of the school on the bend of the road and access to the site. These traffic issues would require to be addressed. For these reasons, it is concluded that the site, as it stands, does not present a viable option for consideration.

(iii) Existing School Site at Glebe Road

Site investigations confirm that this area is suitable for further construction works. However, care would require to be taken at the design stage to ensure that any area of building was confined to that part of the site which was level to negate the very considerable sub structure costs of developing a steeply graded area. A recent survey of the building has highlighted that extensive major maintenance works are required in addition to any necessary improvement works.

The site is confined for the proposed school and playground area would be constrained. Parking of cars would require to be made on the site across the road resulting in potential considerable traffic flow difficulties and pupil/staff/parent/pedestrian access to the school by crossing the road.

Arrangements would be required to house the P4 to P7 pupils in alternative accommodation during building works at Glebe Road.

(iv) Playingfields at Western Road

A thorough technical survey confirming the ability of the site to support a single storey structure without the need for extraordinary foundation provision has been produced. The existence of a build up of surface water at times during periods of very high rainfall is recognised. However, it has been proven, through an investigation carried out by external independent specialist consultants, to be the result of the inability of the existing drainage system to cope. Obviously this would require to be addressed in the preparation of the site.

Access difficulties to the site could be overcome to the satisfaction of the Head of Roads & Transportation. This involves providing on site parking for teachers, parents, visitors etc. This parking facility could

also be used by the community and those playing football outwith school hours. Access to the site would require to be enhanced and off street parking would be developed to facilitate parking for local residents who live facing the site.

4. CONSIDERATION OF POSSIBLE OPTIONS

Taking into consideration all of these detailed points, the focus returns to the sites at Western Road and the existing school site at Glebe Road as possible options. Further detailed information on both these options follows.

OPTION A:

It is proposed that the replacement of both Galston Primary School and Galston Nursery School be built as an extension to the refurbished main building of the present Galston Primary School.

- 4.1 The existing school site is suitable for further development with care. However, the following points require to be taken into consideration:
- (i) the tarmacadamed playground will be constrained;
 - (ii) car parking for staff and visitors/parents will require to be across the road on the existing annexe site;
 - (iii) temporary accommodation would require to be found for senior school (P4 to P7) pupils during the building work; and
 - (iv) transporting pupils to and from the temporary location could result in a reduction in the school day.
- 4.2 Alternative provision for P4 to P7 pupils and staff would require to be provided during the period of building on the existing site. This would involve all of these pupils being transported by bus by the education authority from an agreed point to their temporary base school. An estimate of the cost of transport to the authority would be £300,000 over a minimum 18 month period.
- 4.3 The identification of suitable alternative accommodation for P4 to P7 pupils presents the authority with limited options. At this vital stage in their education, it is important to ensure that pupils have access to quality education, contact with their peers, access to the normal range of peripatetic and visiting staff and feel a sense of identity with their Head Teacher and staff of the school. No single school, primary or secondary, within reasonable distance can offer accommodation to all P4 to P7 pupils as a group. Temporarily erecting a hutted campus for all P4 to P7 pupils at an estimated cost of £636,000 on one site is not possible without considerable disruption to the host campus for whom alternative arrangements would have to be made.

Therefore, the authority would require to form groups of classes from within P4 to P7 pupils to be temporarily relocated in a number of identified school

sites. Obvious difficulties arise from such an arrangement and the Head Teacher is presented with considerable challenges to maintain the identity, coherence and continuity of education in the School as a result.

- 4.4 The Director of Homes and Technical Services has summarised (Appendix 3) the estimated costs of building and refurbishing on this site.

OPTION B :

It is proposed that the replacement of both Galston Primary School and Galston Nursery School be built on the playing field site at Western Road.

- 4.5 The site at Western Road is suitable for the construction of a modern school. This would necessitate reducing the number of full size football pitches available for the community from 3 to 2 on the site.

Throughout the period of the build, 2 full size football pitches would be retained on the site along with full access to existing changing facilities. The Director of Community Services has agreed to undertake detailed discussions with those involved in football in the area to identify a site for the third pitch, if option B is to be pursued. No change in present provision is anticipated between now and October of next year (2001) when work on the site would begin if this consultation process resulted in the new build on this site. Consequently, a number of possibilities for the third pitch would be explored with no disruption to playing arrangements for this season, at least.

Development of this site would allow the opportunity to design and build a modern school providing up-to-date facilities. The issue of access has been discussed in detail with the Head of Roads & Transportation and he is satisfied that all roads issues will be able to be incorporated in any proposal to build a new school at this site. The design of the school would be based on the recently opened new primary and nursery school in Auchinleck.

4.6 **Transport Implications**

With the proposed school being located towards one end of the catchment area there would be an increasing number of pupils who would require to walk further or be transported by bus to school. From the information available at present it would appear that around 50 pupils will require to be transported to the new school. The estimated cost would be around £31,000 per year. The present policy applies to primary pupils who live in excess of 1 mile from the school.

- 4.7 The Director of Homes and Technical Services has summarised (Appendix 3) the estimated costs of building on this site.

5. INCORPORATION OF THE NURSERY SCHOOL

- 5.1 Reflecting the commitment of the Council to provide an education service of the highest quality, a central element of which is the quality of the educational environment, it is proposed to incorporate a Nursery School within the new build Primary School to replace the existing Galston Nursery School. This proposal would ensure the provision of a modern environment for children in their nursery years for a considerable number of years to come and applies equally to Option A and Option B in this document.

The practice of placing nursery school provision in a primary school has grown in recent years with the expansion of early years provision across the authority. Opportunities for much closer joint working between the establishments and improved continuity for parents and children are significantly enhanced as a consequence. Those involved, staff and parents agree with the education authority that:

- Pupils make an easier transfer from Nursery.
- Parents with children at both establishments only require to deliver and uplift their children to or from one building.
- Opportunities exist for parents to discuss the progress of their children in primary and nursery and see examples of their work at one parents' evening or afternoon.
- A parents' room is a positive feature of the new building built for the purpose.
- Staff development activities on issues of shared interest can be more readily provided.
- More support is available for nursery staff from ancillary and dining staff who would be on site.

On a new campus there would be advantages from a special-to-use building. These advantages will include a fully enclosed outdoor safe play area. The nursery would make use of the gymnasium and dining hall along with a range of suitable equipment which can be easily accessed.

The intention therefore would be to provide an arrangement similar to that at the new Auchinleck Primary and Auchinleck Nursery which is proving to be very successful and greatly welcomed by staff, parents, pupils and the community.

6. FURTHER POINTS COMMON TO BOTH OPTION A AND OPTION B

6.1 Size of Schools

As can be seen from Appendix 2 the long term roll of the school would suggest that the new build be able to accommodate the projected roll. In addition, future nursery provision in the area, taking account of all recent government and Council initiatives, should provide 60 full time equivalent places.

6.2 Staff

The proposal would have implications for teaching and clerical staff in relation to the accommodation available to them in the new school building. In addition, there would be implications for other support staff. All members of staff would, however, be consulted about their future as would their trade unions. The particular wishes of each member of staff would be taken into consideration.

6.3 Design of the school

The design of the proposed new school has not been finalised albeit consideration of its development was required in order to gain estimated costs. Parents and staff will be consulted during the final stages of the design of the school which will be based on recent good practice developed within East Ayrshire.

6.4 Timescale for the project

The project is currently featured in the year 2001-2002 in the education capital programme with an anticipated site start of October 2001. It is planned that the school would be available for occupation in August 2003.

7. COMMENT

7.1 The detailed financial annexes present the costs of developing both options. It is concluded that Option A (present site) is more expensive than Option B in terms of building arrangements by around £520,000. These financial annexes present the best estimates provided by appropriately qualified officers of the Council for guidance during the period of the consultation (Appendix 3).

7.2 In Option A, relocation expenses require to be taken into consideration based upon distance of transportation of pupils to their temporary base, upgrading of temporary accommodation. The maximum costs relate to an alternative hutted campus being provided for all P4 to P7 pupils although that is exceedingly difficult to achieve. Actual costs would be based on transport costs for all P4 to P7 pupils and alterations to existing rooms in schools to accommodate the pupils.

- 7.3** The present site of the school presents a challenge to design and prepare a new build on what is considered to be a tight site fronted by a listed building. Parking would require to be across the road. Play areas would be constrained.
- 7.4** The Western Road site presents opportunities for a complete modern build of the schools. Access to the site would require to be enhanced and off street parking provided for residents whose houses face on to the site. The reduction of one playing park for football use by the community would be addressed by the Director of Community Services in discussion with representatives of those who use the football pitches. Realignment of the two remaining pitches on site will allow building to proceed. There would be no overall reduction in the number of football pitches available to the community. Two will be available in the present field throughout and one other on a site to be determined within the area following discussion and consultation.

Both options contain provision for a new Galston Nursery School.

7.5 The Educational Needs of Pupils

In considering these options, it is important to focus primarily on the educational needs of pupils in the Galston area and which option provides up-to-date facilities for them. The considerable investment of education capital resource is for the long term good of pupils and the community. The primary purpose is to secure a quality educational environment within which first class educational opportunities are on offer.

8. RECOMMENDATION

- 8.1** Having regard to all of the information provided, it is recommended that the Education Committee agree to adopt as prescribed proposals:

EITHER

- (i) **OPTION A:**
It is proposed that the replacement of both Galston Primary School and Galston Nursery School be built as an extension to the refurbished main building of the present Galston Primary School.

OR

- (ii) **OPTION B :**
It is proposed that the replacement of both Galston Primary School and Galston Nursery School be built on the playing field site at Western Road.

These are alternative proposals, either of which the authority may subsequently implement without further formal consultation following due consideration of responses arising from the proposed consultation exercise.

It is also recommended that:

- (i) this report be issued as a consultative document and made available to all interested parties;
- (ii) all interested parties including the relevant school board be asked to make written representation on the proposals to John Mulgrew, Director of Educational and Social Services, Council HQ, London Road, Kilmarnock, KA3 7BU no later than 30 October 2000; and
- (iii) the Director prepare a report on the result of the consultative process for consideration at a future meeting of the Education Committee.

John Mulgrew
Director of Educational and Social Services

JM/JP
13 September 2000

APPENDIX 2

Detailed Roll Projections for Galston Primary School

School Roll

Year	P1	P2	P3	P4	P5	P6	P7	TOTAL	HOUSING	TOTAL
2000	55	58	48	56	68	54	70	409		409
2001	57	55	58	48	56	68	54	396	1	397
2002	56	57	55	58	48	56	68	398	3	401
2003	56	56	57	55	58	48	56	386	5	391
2004	55	56	56	57	55	58	48	385	5	390
2005	55	55	56	56	57	55	58	392	7	399
2006	55	55	55	56	56	57	55	389	7	396

School Roll before Placing Requests out of Galston

Year	P1	P2	P3	P4	P5	P6	P7	TOTAL	HOUSING	TOTAL
2000	56	62	48	59	72	56	71	424		424
2001	58	56	62	48	59	72	56	411	1	412
2002	57	58	56	62	48	59	72	412	3	415
2003	57	57	58	56	62	48	59	397	5	402
2004	56	57	57	58	56	62	48	394	5	399
2005	56	56	57	57	58	56	62	402	7	409
2006	56	56	56	57	57	58	56	396	7	403

LIST OF RESPONDENTS

GALSTON PRIMARY SCHOOL AND GALSTON NURSERY SCHOOL

NO	FROM
1.	Mrs Moira M Hilston, 72 Belvedere View, Galston
2.	Mr Michael E Hilston, 72 Belvedere View, Galston
3.	David Brown, Piersland Cottage, 9A Maxwood Holdings, Galston
4.	Julie Brown, Piersland Cottage, 9A Maxwood Holdings, Galston
5.	James & Anne Aitken, 74 Cairn View, Galston
6.	Mr D Stewart Paton, Galston - via e-mail
7.	Danny & Moraq Steele, 11 Standalane Court, Galston
8.	Ms Lorna Gall, 7 Carnalea Court, Galston
9.	Mr Alistair McKie, Superintendent, Sub-Divisional Officer, Strathclyde Police, Kilmarnock
10.	Mrs Shirley MacInnes, 116 Galston Road, Hurlford
11.	Grier McGhee, "Dalwhinnie", Clockston Road, Galston
12.	Mrs J Craig, 7 Cessnock Place, Galston
13.	Miss Ann Hood, 43 Portland Road, Galston
14.	Mary Cunningham, 11 Main Road, Fenwick
15.	James McGhee, Dalwhinnie, Clockston Road, Galston
16.	E M Nimmo, 5 Cairn Place, Galston
17.	Margaret McQuillan, 4 Ayr Road, Galston
18.	A Lindsay Crow Christie, Sandgate, 4 Brewland Street, Galston
19.	Mrs Sally Brown, 92 Brewland Street, Galston
20.	John & Elaine Campbell, 18 Holmes Road, Galston
21.	Mr & Mrs A Stewart, 6 Shield Terrace, Galston
22.	Jane L White, High Burnhouse, Galston
23.	Shirley Donoghue, 12 Bentinck Street, Galston
24.	Mr & Mrs A Steel, 39 Gateside Road, Galston
25.	Stuart Mathieson, 14 Riverside Road, Galston
26.	Mrs M Wilson, 16 Paxton Place, Kilmarnock
27.	Mrs Susan Brough, 20 Western Road, Galston
28.	Lynn Fenton, 18 Western Road, Galston
29.	Mr D Steele, 14 Millands Road, Galston
30.	Mrs M Steele, 14 Millands Road, Galston
31.	Mr & Mrs Rushworth, 44 Maxwood Road, Galston
32.	Alan & Lorraine Ramsay, 18 Blair Street, Galston
33.	Mrs Maureen Mathieson, 14 Riverside Road, Galston
34.	M McFarlane, 7 Andrew Lundie Place, Galston
35.	Caroline Mathieson, 16 Cessnock Place, Galston
36.	William McConnell, 29 Cedar Road, Kilmarnock
37.	Stephen McDougall, 6 Clockston Place, Galston
38.	Staff Group, Galston Nursery School A Steele/K Rutherford/S Lucas/E Frew/T McKie/C Morris/P Clark/A Calder/R Savage
39.	Ann W Scott, 18 Belvedere View, Galston
40.	Ian M Scott, 18 Belvedere View, Galston
41.	Patricia Clark, Head Teacher, Galston Nursery School
42.	Galston Primary School Board, Jim White
43.	Maureen Mathieson, Save Galston Nursery School Parents Group
44.	Maureen Sharp, 29 Brewland Street, Galston
45.	Ian Sharp, 29 Brewland Street, Galston
46.	Ann Rock, 27 Carnalea Court, Galston
47.	Elaine Jenkins, 16 Bentinck Street, Galston
48.	E Bryson, 56 Richardson Avenue, Hurlford
49.	Mrs C Hood, 7 Nelville Drive, Galston

50.	Hayley Wilson, Newhouse Cottage, 116 Galston Rd, Hurlford
51.	Helen Robb, c/o 49 Orchard Street, Galston
52.	J Hood, 7 Nelville Drive, Galston
53.	C A Purcell, 62 Mayfield Avenue, Hurlford
54.	Janice McAvoy, 3 Marchmont Court, Hurlford
55.	Angie Kennaugh, 43 Catherine Drive, Galston
56.	Helena Fulton, 113 Gilfoot, Newmilns
57.	Julie Michie, 19 Boyd Street, Galston
58.	Andrea Dykes, 84 Castleview Avenue, Galston
59.	John McBride, 84 Castleview Avenue, Galston
60.	Iain MacInnes, 116 Galston Road, Hurlford
61.	Ruth Black, Hallriggs Cottage, Galston
62.	Gillian McClelland, 48 Maxwood Road, Galston
63.	Lesley Gill, 56 Seright Square, Crookedholm, Kilmarnock
64.	Andrea Musuraca, 12b Wallace Street, Galston
65.	Mr D Campbell, 23 Cairn View, Galston
66.	Mrs Morag Davidson, Crossroads Cottage, Crossroads
67.	Mrs A Campbell, 23 Cairn View, Galston
68.	Tracy Kerr, The Old School House, Auchencloigh, Galston
69.	C Wilson, 77 Seright Square, Crookedholm, Kilmarnock
70.	Miss J Phillips, 126 Castleview Avenue, Galston
71.	Alison Banks, 17 Cairn Terrace, Galston
72.	Mr A Brown, 45 Belvedere View, Galston
73.	Mrs T Brown, 45 Belvedere View, Galston
74.	Kirsty Brown, 33 Gilfoot, Newmilns
75.	Carol Telfer, Classroom Assistant, Galston Primary School
76.	Margaret McAllister, 8 Chapel Lane, Galston x2
77.	Francis Gilmour, 22 Cairn View, Galston
78.	Ruthmary Murdoch, 8 Western Road, Galston
79.	Mrs McHoull, 36 Brewland Street, Galston
80.	Mrs E Nisbet, 31 Henrietta Street, Galston
81.	Susan Lucas, 19 Braes Court Avenue, Darvel
82.	Mr Robert Richmond, 36 Western Road, Galston
83.	Robin R Pollock, 46 Orchard Street, Galston
84.	Mrs J Baillie, 2 Western Road, Galston
85.	Mrs Agnes Campbell, 2 Western Road, Galston
86.	P Cowan, Class Teacher, Galston PS
87.	J Baillie, 2 Western Road, Galston
88.	Elizabeth Elliot, 32 Western Road, Galston
89.	Euan Gilmour, 22 Cairn View, Galston
90.	Mrs Susan Brough, 20 Western Road, Galston
91.	Amanda Gilmour, Galston Community Council, 61 Castleview Avenue, Galston
92.	Amanda Gilmour, Galston Community Council, 61 Castleview Avenue, Galston
93.	D Bowie, 24 Cairn View, Galston
94.	Mary McGaw, 38 Ayr Road, Galston
95.	Catherine Darrant, Classroom Assistant, Galston PS
96.	Carol Kiltie, 15 Wallace Street, Galston
97.	Mrs M E T Hewitt, 16 Cairn View, Galston
98.	Violet Fowler, 129 Orchard Street, Galston
99.	Wilma Scede, 5 Gas Lane, Galston
100.	A Steele, 4 Dunure Drive, Kilmarnock
101.	Doreen Murray, 33 Burnawn Place, Galston
102.	Mrs Janice Bland, 22 Belvedere View, Galston
103.	Mr Paul McConnell, 38 Oval Park, Tudhoe Village, Co Durham
104.	Janey Hood, 13 Garden Street, Galston
105.	Mrs F Cox, Belvedere Plantation, Galston
106.	Julie & David Brown, Piersland Cottage, Galston
107.	Mrs Agnes May Pollock, 46 Orchard Street, Galston

108.	Kathleen Rutherford, 4 Carnalea Court, Galston
109.	Robert & Mary Gemmell VIA E-MAIL
110.	Kathleen Rutherford, 4 Carnalea Court, Galston
111.	Mrs Catherine Gordon, Head Teacher, Galston Primary School
112.	Mr & Mrs R E Pieroni, 22 Milton Road, Galston
113.	Mrs Karen Gartland, 64 Gateside Road, Galston
114.	Bill Stafford, Director of Community Services
115.	Ian Stewart, 7 Clockston Road, Galston, KA4 8LW
116.	D Stewart, 7 Clockston Road, Galston, KA4 8LW
117.	Wilbur Stewart, 7 Clockston Road, Galston, KA4 8LW
118.	Mrs D Stewart, Woodlands, Galston
119.	Joy Tavendale, Aldochlay, Bankview Crescent, Darvel
120.	Mrs Jean Bell, 84 Chapel Lane, Galston
121.	Hugh Craig, 4 Belvedere View, Galston
122.	Greta M Roberts, 8 Main Road, Waterside, Kilmarnock
123.	Billy Gower, 12a Wallace Street, Galstson
124.	Mrs Maureen Mathieson, 14 Riverside Road, Galston
125.	Elizabeth M Hardie, 43 Rowan Crescent, Ayr
126.	Simon Lewis, Grounds for Learning, Stirling (via e-mail)
127.	Councillor Finlay MacLean, SNP Educatin Spokesperson
128.	James & Mary Laidlaw, Kennel Mount, Galston
129.	Welsh Family, 13 Clearmount Avenue, Newmilns
130.	G Townsend, Galston Primary School
131.	J McHallon, 59 Orchard Street, Galston
132.	Mrs Myra Frew, 14 Western Road, Galston
133.	Senga McSkimming, 41 Catherine Drive, Galston
134.	Fenwick Primary School Board
135.	Jim White, 6 Cessnock Road, Galston
136.	Ann White, 6 Cessnock Road, Galston
137.	Margaret Ann Davison, 5 Sornhill Cottages, Galston
138.	Layna Davidson, 5 Sornhill Cottages, Galston
139.	Jamie Davidson, 5 Sornhill Cottages, Galston
140.	Jim Davidson, 5 Sornhill Cottages, Galston
141.	David & Geraldine Gall, 12 Carnalea Court, Galston

AGENDA
