

**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 hatted 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

**TO VIEW COPY OF MAP  
PLEASE CONTACT  
DEPARTMENT OF EDUCATIONAL  
AND SOCIAL SERVICES**

**APPENDIX 2**

## Detailed Roll Projections for Galston Primary School

**School Roll**

<b>Year</b>	<b>P1</b>	<b>P2</b>	<b>P3</b>	<b>P4</b>	<b>P5</b>	<b>P6</b>	<b>P7</b>	<b>TOTAL</b>	<b>HOUSING</b>	<b>TOTAL</b>
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**

<b>Year</b>	<b>P1</b>	<b>P2</b>	<b>P3</b>	<b>P4</b>	<b>P5</b>	<b>P6</b>	<b>P7</b>	<b>TOTAL</b>	<b>HOUSING</b>	<b>TOTAL</b>
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

## GALSTON PRIMARY SCHOOL AND GALSTON NURSERY SCHOOL

## PROVISION OF EIGHTEEN BASE PRIMARY SCHOOL AND 60 FTE PLACE NURSERY SCHOOL

## COMPARATIVE COSTS

ELEMENT	OPTION A: EXISTING SITE	OPTION B: WESTERN ROAD
	SINGLE STOREY EXTENSION & REFURBISH EXISTING SCHOOL	NEW BUILD
Gross Internal Floor Area - Existing	1,066	-
Gross Internal Floor Area - New / Extension	2,208	2,991
G.I.F.A. Total	3,276	2,991
<b>INDICATIVE COSTS</b>		
TOTAL BUILDING COST	£ 4,190,400	£ 3,672,300
ADD:-		
FIXTURES AND FITTINGS	£ 330,000	£ 330,000
<b>SUB - TOTAL</b>	<b>£ 4,520,400</b>	<b>£ 4,002,300</b>
ADD ALLOWANCE FOR:-		
A) DECANT COSTS (TRANSPORT)	£ 300,000	£ -
B) ALTERATIONS TO DECANT SCHOOLS/ TEMPORARY ACCOMMODATION	£ 636,700 (Maximum if hutted accommodation provided)	£ -
C) DRAINAGE IMPROVEMENT TO 2 Nr. EXISTING FOOTBALL PITCHES	£ -	£ 50,000
D) ADDITIONAL ROADWORKS RESULTANT FROM TRAFFIC IMPACT ANALYSIS	£ 50,685	£ 98,300
E) FORM NEW ROUNDABOUT AT MEADOWSIDE ROAD AND WESTERN ROAD	£ -	£ 106,300
<b>TOTAL</b>	<b>£ 5,507,785</b>	<b>£4,256,900</b>

**Notes**

1. The above Total Building Costs include allowance for preliminaries, contingencies, price & design risk and professional fees.
2. All costs are exclusive of V.A.T.
3. The transport costs are an estimate of additional costs that would result.
4. Alterations to decant schemes range from hutted accommodation provision at maximum costs to alteration of existing classrooms in a number of schools. The figure quoted is maximum for hutted accommodation.

<b>AGENDA</b>
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